Karen Johnson Davidson County
Batch# 364968 DEEDWARR
02/28/2020 01:40:49 PM 2 pgs
Fees: $13.00 Taxes: $813.63
20200228-0022461

LESLIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

Subscribed and sworn to before me, this 25TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: **June 21, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly A. Duke, an unmarried person	New Owner (NAME)	
115 Hardwick Ct (ADDRESS)	(ADDRESS)	026-07-0-038.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Joan Zimmerle, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kelly A. Duke, an unmarried person, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 144 on the Plan of Windsor Green, Phase I, Section II, as of record in Book 6250 page 45, Register's Office for said County.

Said Lot No. 144, being a corner lot, fronts 57.46 feet on the Easterly margin of Hardwick Court and fronts 65.91 feet on the Southerly margin of Windsor Trace, said frontages being joined by a curve measuring 35.71 feet; the Easterly line of said lot extends back 88.95 feet and intersects the Southerly line which measures 87 feet thereon.

Being the same property conveyed to Joan Zimmerle, unmarried by Warranty deed from Randall Phillips Builders, Inc of record in Book 6645, page 702, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 115 Hardwick Ct, Goodlettsville, TN 37072
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 25th day of February, 2020.

Joan Zimmerle

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joan Zimmerle, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein

WARRANTY DEED
(Continued)

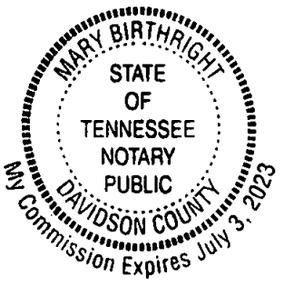
contained.

Witness my hand and official seal, this the 25th day of February, 2020.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072