WARRANTY DEED

Karen Johnson Davidson County
Batch# 368382 DEEDWARR
03/06/2020 09:52:59 AM 2 pgs
Fees: $13.00 Taxes: $950.90
20200306-0025358

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tyler Duncan and Maria Duncan	Cardinal Financial Co	Parcel ID: 176 05 0 110.00
(NAME)	(NAME)	
4832 Hickory Way	3701 ARCO Corporate Drive Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Charlotte NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ruth Ann Thorsett, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tyler Duncan and wife Maria Duncan, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 75, Hickory Woods, Section B, of record in Book 6900, page 512, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Ruth Ann Thorsett, a single woman by Deed from Andre Fayne and wife, Aisha Fayne dated June 13, 2017 and recorded October 26, 2017 as Instrument No. 20171026-0109908, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4832 Hickory Way, Antioch, TN 37013

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 our hands this 27 day of Feb 2020

Ruth Ann Thorsett

Ruth Ann Thorsett

STATE OF TENNESSEE

COUNTY OF Marion

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ruth Ann Thorsett, a single woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2020.

Margaret Y. Ellis

Notary Public

My Commission Expires: My Commission Expires April 6, 2022

(SEAL)

