This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
116 Center Ct
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Karen Johnson Davidson County
Batch# 374593 DEEDWARR
03/19/2020 09:43:29 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20200319-0030316

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DUNCAN FAMILY PARTNERSHIP, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **DAREN MATTHEW SEARCY and JORDAN HOPE SEARCY, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING UNIT B, ON THE PLAN OF 1618 PORTER AVENUE RESIDENCES, CREATED PURSUANT TO THE HORIZONTAL PROPERTY ACT OF THE STATE OF TENNESSEE, TCA SECTION 66-27-101, ET SEQ, AS SHOWN BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1618 PORTER AVENUE RESIDENCES OF RECORD AS INSTRUMENT NO 20181105-0109625, AND ANY AND ALL AMENDMENTS THERETO, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH INTEREST IN COMMON AREAS.

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED UNTO DUNCAN FAMILY PARTNERSHIP, GP, A TENNESSEE GENERAL PARTNERSHIP, BY WARRANTY DEED FROM CHARLES EVANS III, UNMARRIED, AND DOUGLAS EVANS, UNMARRIED, DATED SEPTEMBER 20, 2018, OF RECORD AS INSTRUMENT NO 20180921-0093861, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 1618 B PORTER AVE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that it islawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16th day of March, 2020.

DUNCAN FAMILY PARTNERSHIP, GP, A TENNESSEE GENERAL PARTNERSHIP

BY: _____
LOY DUNCAN, PARTNER

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared LOY DUNCAN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of DUNCAN FAMILY PARTNERSHIP, GP, A TENNESSEE GENERAL PARTNERSHIP the within named bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

DONE at offices in Clarksville, TN, on this the 16th day of March, 2020.

_____
NOTARY PUBLIC
My commission expires: 4/1/22

J. VANZANT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 16th day of March, 2020.

_____
NOTARY PUBLIC
My commission expires: 4/1/22

MONTGOMERY COUNTY STATE OF TENNESSEE NOTARY PUBLIC J. VANZANT

Address New Owner(s) as follows:
DAREN MATTHEW SEARCY
JORDAN HOPE SEARCY
1618 B PORTER AVE
NASHVILLE, TN 37206

Send Tax Bills To:
Same as above

Map and Parcel Number(s):
072 15 2J 002.00