THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

~~W. AARON FORTNER, PLLC~~
~~810 CRESCENT CENTRE DRIVE, SUITE 110~~
~~FRANKLIN, TENNESSEE 37067~~

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

Karen Johnson Davidson County
Batch# 392945 DEEDWARR
04/29/2020 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,371.40
20200429-0044540

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Steven Duckworth and Ann Duckworth 8016 Brockman Lane Nashville, TN 37211	New owner	181-01-0B-292.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Shaun Tassone and wife, Stephanie Matys,** Stephanie Matys joins in this conveyance to convey rights by way of marriage, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Steven Duckworth and Ann Duckworth**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit: * Kathryn

Land in Davidson County, Tennessee, being Lot No. 49, on the Plan of Section Two, Phase Three, 2nd Addition to Sugar Valley, an RS10 Cluster Lot Subdivision, of record in Instrument No. 20140506-0038378, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Shaun Tassone, single man, by Warranty Deed from JOON Properties, LLC, a Tennessee Limited Liability Company, of record on December 3, 2014, at Instrument No. 20141203-0110779, Davidson County Register of Deeds.

This is property commonly known as 8016 Brockman Lane Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 18th day of April, 2020:

Shaun Tassone

Stephanie Matys

STATE OF Tennessee

COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shaun Tassone and Stephanie Matys**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainors executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of April, 2020:

Notary Public

My Commission Expires: 12/29/2021

STATE OF Tennessee

COUNTY OF Hamilton

370650 BT BM

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS ~~$375,000.00~~

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 18th DAY OF April, 2020.

Notary Public

My Commission Expires: December 29, 2021

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

