Karen Johnson Davidson County
Batch# 393498 DEEDWARR
04/29/2020 02:07:30 PM 2 pgs
Fees: $13.00 Taxes: $767.75
20200429-0044954

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0274

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of April, 2020

Notary Public

Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Elizabeth Rocha 103 Hidden Lake Ct Hendersonville, TN 37075	owner at owners address	127-00-0-124.00

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, I/WE,

Estate of Beverly B. Duncan

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth Rocha,

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 Lot No. 3 on the Plan of Section Three John Cunningham Estates of record in Book 4860, Page 69, Register' s Office for said County.

Said Lot No. 3 fronts 120 feet on the easterly margin of Merrymount Drive and runs back between lines 361.95 feet on the southerly side and 358.35 feet on the northerly side to a dead line in the rear, measuring 224.63 feet thereon.

Being the same property conveyed to Beverly B. Duncan by Warranty deed from Centennial Builders, Inc. of record in Book 5198, page 711, Register's Office for Davidson County, Tennessee, dated September 16, 1977 and recorded on September 20, 1977. (Value or consideration shown in aforementioned deed $54,900.00.)

Being the same property conveyed to John B. Duncan and wife, Beverly B. Duncan by Quitclaim deed from Beverly B. Duncan and her son, Mark Edward Duncan of record in Book 5735, page 887, Register's Office for Davidson County, Tennessee, dated April 17, 1981 and recorded on April 22, 1981. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Ronald L. Hooper, Sr., Trustee by Quitclaim Deed from Beverly B. Duncan and her daughter, Terri Lynn Duncan of record in Book 6406, page 362, Register's Office for Davidson County, Tennessee, dated August 15, 1984 and recorded on October 18, 1984 and within the same deed the said Ronald L. Hooper, Sr., Trustee conveyed his interest in the subject property to John B. Duncan and wife, Beverly B. Duncan (Value of consideration shown in aforementioned deed $0.00.) John B. Duncan predeceased Beverly B. Duncan leaving her surviving tenant by the entirety. Beverly B. Duncan died October 21, 2019, her estate entered to probate in the Seventh Circuit Court for Davidson County, Tennessee as Docket No. 19P2216. Reference is made to the Affidavit of Heirship of Beverly B. Duncan of record in Instrument Nos.202004290044952 _202004290044953, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8369 Merrymount Drive, Nashville, TN 37221

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of April, 2020.

Estate of Beverly B. Duncan

By: _____
Mark Duncan, Administrator

By: _____
Mark Duncan, Individually

By: _____
Terri Moss, Individually

By: _____
Jennifer Harris, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark Duncan, Administrator of Estate of Beverly B. Duncan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of April, 2020.

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My Commission Expires: 11/19/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark Duncan and Terri Moss and Jennifer Harris** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of April, 2020.

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My Commission Expires: 11/19/23

WARRANTY DEED

Certificate of Authenticity

I, Venikka Branch, 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

_____
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Cari Allen a notary public for this county and state, Venikka Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021