WARRANTY DEED

Karen Johnson Davidson County
Batch# 413715 DEEDWARR
06/12/2020 09:21:41 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20200612-0060230

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE BOWMAN NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandon J. McCoy	Same as New Owner	04415029400
(NAME)	(NAME)	
1011 Debow Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Dennis Duguay and Jilene Duguay, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Brandon J. McCoy, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their 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. 35-23, as shown on on the REVISED PLAN, VILLAGE OF OLD HICKORY, SECTION "D", as shown on plat of record in Book 1835, Page 52, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
Being the same property conveyed to Irene Graham, unmarried by Deed from Richard L. Street, and wife, Cary F. Street dated 04/28/1995, of record in Book 9662, Page 92, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Chapman Team Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Irene K. Graham, unmarried woman, dated 12/16/2019, of record in Instrument 20191223-0132360, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wylie F. Chapman and Colleen M. Chapman, husband and wife by Warranty Deed from Chapman Team Properties, LLC, a Tennessee Limited Liability Company, dated 01/15/2020, of record in Instrument 20200117-0006282, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dennis Duguay and Jilene Duguay, husband and wife by Deed from Wylie F. Chapman and Colleen M. Chapman, husband and wife, dated 02/07/2020, of record in Instrument 20200211-0015657, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020 and subsequent years, a lien not yet due and payable, which have been prorated as of the day of closing and assumed by the Grantee herein; All matters shown on the plat of record in Book 1424, Page 65, revised in Book 1835, Page 52, in the Register's Office for Davidson County, Tennessee.

File No.: 754100
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: YRMY 20101

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1011 Debow Street, Old Hickory, TN 37138

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 9th day of June, 2020.

Dennis Duguay

Jilene Duguay

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis Duguay and Jilene Duguay, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of June, 2020.

Notary Public:
My Commission Expires: 2/1/23

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122