WARRANTY DEED

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-GL-20-2309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 421537 **DEEDWARR**
06/19/2020 04:07:57 PM 4 pgs
Fees: $23.00 Taxes: $610.50
20200619-0065976

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Jeffrey Ryan Eckinger	**New Owner**	
(NAME)	(NAME)	**081-02-0-049.00**
1028 11th Ave. N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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 consideration, the receipt of which is hereby acknowledged, **SHIRLEY DUNCAN PETERS AND FLORENCE KEYE DUNCAN WOODS AND JAMES EUGENE DUNCAN AND LARRY DOUGLASS DUNCAN AND MARIE DUNCAN AND LAMAR DUNCAN AND ANTHONY DUNCAN AND TESSA DUNCAN AND COREY GILBERT AND ROBIN JOBE AND CHRISTOPHER GILBERT AND ELAINE DUNCAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY RYAN ECKINGER, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 125 on the Plan of Buena Vista Heights Addition of record in Plat Book 161, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and Except that property conveyed to The Metropolitan Government of Nashville & Davidson County by Warranty Deed of record in Instrument No. 20070720-0086339, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Bettie J. Hendricks and Lucille Duncan by Warranty deed from M. Norris Jenkins, Trustee, with power to sell, convey and mortgage without joinder of any beneficiary of record in Book 9409, page 530, Register's Office for Davidson County, Tennessee, dated July 13, 1994 and recorded on July 18, 1994.
The said Lucille Duncan having since died intestate on August 13, 2003, leaving Willie Douglass Duncan, Bettie Jean Duncan Hendricks, Hubert Duncan, Robert Edward Duncan, Shirley Duncan Peters, Florence Keye Duncan Woods and James Eugene Duncan as her Heirs-at-Law as noted in Affidavits of Heirship of record in Instrument No. 20200619-0065959 & 20200619-0065960, Register's Office for Davidson County, Tennessee.
The said Robert Edward Duncan having predeceased Lucille Duncan on February 6, 1957 and died without issue.
The said Hubert Duncan having died at birth and without issue.

The said Willie Douglas Duncan having since died intestate on February 24, 2011 leaving Elaine Duncan, Marie Duncan, Lamar Duncan, Anthony Duncan, Tessa Duncan and Rhonda Gilbert as his Heirs-at-Law as noted in Affidavits of Heirship of record in Instrument No. 20200619-0065961 & 20200619-0065962, Register's Office for Davidson County, Tennessee.

The said Rhonda Gilbert having since died intestate on March 16, 2011 leaving Corey Gilbert, Robin Jobe and Christopher Gilbert, Sr. as her Heirs-at-Law as noted in Affidavits of Heirship of record in Instrument No. 20200619-0065967 & 20200619-0065968, Register's Office for Davidson County, Tennessee.

The said Christopher Gilbert, Sr. having since died intestate on October 12, 1995 leaving Christopher Gilbert, Jr as his Heir-at-Law as noted in Affidavits of Heirship of record in Instrument No. 20200619-0065965 & 20200619-0065966,

Register's Office for Davidson County, Tennessee.

The said Bettie J. Hendricks having since died intestate on February 25, 2020 leaving Larry Douglas Duncan as the sole Heir-at-Law as noted in Affidavits of Heirship of record in Instrument No. 20200619-0065963 & 20200619-0065964, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of any of the Grantors.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 19, Register's Office for Davidson County, Tennessee.
- Right of Way of record in Instrument Number 20070720-0086339, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2309 23rd Ave N, Nashville, Tennessee 37208**.

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), their heirs and 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), 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 my/our hand(s) this the 5th DAY OF JUNE, 2020.

Shirley Duncan Peters
Shirley Duncan Peters

Florence Keye Duncan Woods
Florence Keye Duncan Woods

James Eugene Duncan
James Eugene Duncan

Larry Douglass Duncan by Florence Woods, Attorney-In-Fact
Larry Douglass Duncan by Florence Woods, Attorney-In-Fact

Marie Duncan by John Gleaves, Attorney-In-Fact
Marie Duncan by John Gleaves, Attorney-In-Fact

Lamar Duncan by John Gleaves, Attorney-In-Fact
Lamar Duncan by John Gleaves, Attorney-In-Fact

Anthony Duncan by John Gleaves, Attorney-In-Fact
Anthony Duncan by John Gleaves, Attorney-In-Fact

Tessa Duncan by John Gleaves, Attorney-In-Fact
Tessa Duncan by John Gleaves, Attorney-In-Fact

Corey Gilbert by Robin Jobe, attorney-in-Fact
Corey Gilbert by Robin Jobe, Attorney-In-Fact

Robin Jobe
Robin Jobe

Christopher Gilbert
Christopher Gilbert

Elaine Duncan by John Gleaves, Attorney-In-Fact
Elaine Duncan by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHIRLEY DUNCAN PETERS, FLORENCE KEYE DUNCAN WOODS AND JAMES EUGENE DUNCAN the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of June, 2020.

C. Loy Carney
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBIN JOBE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of June, 2020.

C. Loy Carney
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER GILBERT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the

purposes therein contained.

Witness my hand and official seal, this the 5th of June, 2020.

Notary Public
My Commission Expires:
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARIE DUNCAN, LAMAR DUNCAN, ANTHONY DUNCAN, TESSA DUNCAN AND ELAINE DUNCAN, and who acknowledged he/she/they executed the same as the free act and deed of the said MARIE DUNCAN, LAMAR DUNCAN, ANTHONY DUNCAN, TESSA DUNCAN AND ELAINE DUNCAN.

Witness my hand and official seal, this the 5th of June, 2020.

Notary Public
My Commission Expires:
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FLORENCE WOODS to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LARRY DOUGLASS DUNCAN, and who acknowledged he/she/they executed the same as the free act and deed of the said LARRY DOUGLASS DUNCAN.

Witness my hand and official seal, this the 5th of June, 2020.

Notary Public
My Commission Expires:
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBIN JOBE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of COREY GILBERT, and who acknowledged he/she/they executed the same as the free act and deed of the said COREY GILBERT.

Witness my hand and official seal, this the 5th of June, 2020.

Notary Public
My Commission Expires:
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212