Karen Johnson Davidson County
Batch# 431317 DEEDWARR
07/07/2020 07:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,413.40
20200707-0072583

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $382,000.00.

Affiant

Subscribed and sworn to me on 06/30/20.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
David Matthew Duckworth 5502A Urbandale Ave Nashville, TN 37209	Evansville Teachers Federal 1200 Forest Bridge Road Louisville, KY 40223	091-10-0Q-001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lindsay McCrory, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto David Matthew Duckworth and Suzanne Shows Duckworth, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 5502 Urbandale Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20170911-0092744, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lindsay McCrory, an unmarried woman by Warranty Deed from C & H Properties, LLC, a Tennessee limited liability Company, of record in Instrument No. 20181221-0124423, Register's Office for Davidson County, Tennessee, dated December 18, 2018 and recorded December 21, 2018.

Being part of the same property conveyed to C & H Properties, LLC, a Tennessee limited liability Company, by Warranty Deed from Gerald S. Williams and wife, Elouise Williams, of record in Instrument No. 20160427-0041114, Register's Office for Davidson County, Tennessee, recorded April 27, 2016.

This is Improved property, known as 5502A Urbandale Ave, Nashville, TN 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES she 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 herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands on 06/27/2020.

Lindsay McCrory

STATE OF SC
COUNTY OF Richland

On 06/27/20, before me personally appeared Lindsay McCrory, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 06/27/20.

NOTARY PUBLIC

My Commission Expires: 11/18/2024

Robert David Jones Jr.
Notary Public of South Carolina
Commission Expires: 11/18/2024

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

