Karen Johnscn Davidson County
Batch# 432056 DEEDWARR
07/07/2020 02:15:27 PM 3 pgs
Fees: $18.00 Taxes: $1,148.11

20200707-0073259

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $310,300.00

Affiant

Subscribed and sworn to before me, this 25th day of June, 2020.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dallas Derr **Kailee Rose Morris**		**086120A01400CO**
416 Elegance Way	NEW OWNER	
Hermitage, TN 37076		

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 ACKNOWLEDGE, WE,

Bryan Duncan and wife, Donna Duncan (a 10% interest), and Gary F. Duncan (a 90% Interest), as tenants in common Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dallas Derr and Kailee Rose Morris, husband and wife

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. 14, on the plan of Section One, Tulip Grove Pointe Subdivision, of record in Instrument No. 20060905-0109478, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bryan Duncan and wife, Donna Duncan, by Warranty Deed from Southeastern Development Enterprise, LLC, a Tennessee limited liability company, dated March 6, 2014, of record in Instrument No. 20140310-0019818, Register's Office for Davidson County, Tennessee. Bryan Duncan and wife, Donna Duncan conveyed subject property to Bryan Duncan and wife, Donna Duncan (a 10% interest), and Gary F. Duncan (a 90% interest), as tenants in common, by Quitclaim Deed, dated August 3, 2017, of record in Instrument No. 20171004-0101832, Register's Office for Davidson County, Tennessee. Penny Duncan hereby signs to convey any interest she may have as the spouse of Gary F. Duncan.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 416 Elegance Way, Hermitage, TN 37076.

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 do 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 in 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bryan Duncan Date: 6/25/2020

Donna Duncan Date: 6/16/20

Gary F. Duncan Date: 6/15/20

Penny Duncan Date: 6/25/2020

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, ***Bryan Duncan and Donna Duncan, and Penny Duncan***, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of June, 2020.

NOTARY PUBLIC

My Commission Expires:

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, ***Gary F. Duncan*** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of June, 2020.

ANN SHERYL WATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

NOTARY PUBLIC

My Commission Expires: March 7, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of June, 2020 before me personally appeared **Donna Duncan** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged the he/she/they executed the same as his/her/their free act and deed.



Notary Public

My commission expires: 9/6/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of June, 2020 before me personally appeared **Bryan Duncan** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged the he/she/they executed the same as his/her/their free act and deed.

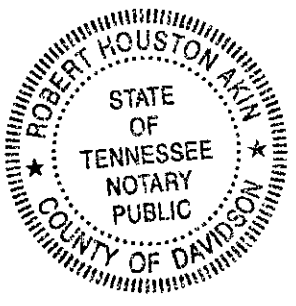


Notary Public

My commission expires: 9/6/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of June, 2020 before me personally appeared **Penny Duncan** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged the he/she/they executed the same as his/her/their free act and deed.



Notary Public

My commission expires: 9/6/22