RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 16 day of May, A.D., 20 20, by and between

Brad A. Silva and spouse, Cailan Silva

First Parties, and

Michelle Y Duckworth. Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ————One and NO/100————Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit 1, Acklen @ Love, as shown in the Declaration of Covenants, Conditions and Restrictions for Acklen @ Love, a Horizontal Property Regime with Private Elements of record in Instrument Number 20170411-0035494, amended at Instrument No. 20190219-0015072, 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 Brad A. Silva, a married man by Deed dated April 15, 2019 form MDMBA, LLC, A Tennessee Limited Liability Company, recorded April 16, 219, in Instrument Number 20190416-0034541, in the Official Records of Davidson County, Tennessee.

OWNER: Michelle Y. Duckworth

3323 Orleans Drive

Nashville, TN 37212-3235

Karen Johnson Davidson County
Batch# 433676 **DEEDWARR**
07/09/2020 11:36:21 AM 3 pgs
Fees: $18.00 Taxes: $3,311.50

20200709-0074615

RESPONSIBLE TAXPAYER: OWNER

CLT # 104060X00100CO

MR-BRI-8443312

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x Brad A. Silva
Brad A. Silva

x Cailan Silva
Cailan Silva

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Brad A. Silva and spouse, Cailan Silva , 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, at office, this 6th day of May, 2020.

✓ Nashon Fondren
Notary Public

My Commission Expires: ✓ 01/08/2024

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MR-BRI-8443312

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 895000.

Affiant

STATE OF TN, COUNTY OF DAVIDSON

Subscribed and sworn before me this the 1 day of July, 20 20.

Signature of Notary Public

Notary Seal

J. WAECHTER
Printed Name of Notary

1-9-21
Commission Expiration

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE