Karen Johnson Davidson County
Batch# 464749 DEEDWARR
08/26/2020 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20200826-0096861

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1910TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 289,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of July, 2020.

Notary Public
Commission Expiration:
3-23-21

CHAD WATERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Hunter Moore 624 Maplewood Ln. Nashville, TN 37216	New owner	06106005900

WARRANTY DEED

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 ACKNOWLEDGED, I, **Fred Duggin, married,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hunter Moore, single man,** 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:

Property known as 624 Maplewood Ln. Nashville, TN 37216, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 248 and a portion of Lot 249 of Maplewood Heights 2nd Addition, of record in Book 5190, Page 367, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Fred Duggin, a single person, by deed from Bobby G. Madison and wife, Dorothy Madison, dated 6/9/1999, recorded 6/11/1999, filed of record in Book 11525, Page 532, said Register's Office.

Elaine Duggin joins in the execution of this instrument for the purpose of conveying her marital and any other interest in the subject property.

Durable General Power of Attorney for Elaine Cotham, dated 09/20/2013, recorded _____, filed of record in Instrument No. ____202008260096859_____, said Register's Office. Elaine Duggin and Elain Cotham being one and the same person.

Tax Map and Parcel ID is as follows 06106005900

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 624 Maplewood Ln., Nashville, TN 37216

LTE File No.: 20-1910TN

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 is unemcumbered, 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.

Witness my hand this 14th day of July, 2020.

Fred Duggin

Elaine Cotham n/k/a Elaine Duggin By Fred Duggin Atty in fact

Elaine Cotham n/k/a Elaine Duggin
By: Fred Duggin, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **14th day of July, 2020**, before me personally appeared **Fred Duggin**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 14th day of July, 2020.

CHAD WATERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

C Waters

Notary Public
Commission Expiration:
3-23-21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the **14th day of July, 2020,** before me, appeared **Fred Duggin,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for **Elaine Cotham n/k/a Elaine Duggin**, and that said instrument was signed in behalf of the said **Elaine Cotham n/k/a Elaine Duggin**, by himself as attorney-in-fact.

Witness my hand and official seal at office this 14th day of July, 2020.

CHAD WATERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

C Waters

Notary Public
Commission Expiration:
3-23-21

True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

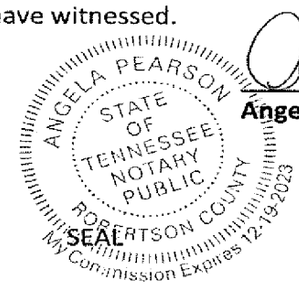
Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Angela Pearson,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Angela Pearson

My Commission Expires:



SEAL