	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$352,000.00.** Affiant Subscribed and sworn to before me, this the 30th day of SEPTEMBER, 2020. Notary Public My commission expires: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
NELSON TUYISHIME AND ADELINE UWIRINGIYIMANA	New Owner	**181-03-OA-081.00 CO**
6132 Tuckaleechee Lane		
Antioch, TN 37013		

Karen Johnson Davidson County
Batch# 489076 **DEEDWARR**
10/05/2020 10:50:04 AM 2 pgs
Fees: $13.00 Taxes: $1,302.40
20201005-0114752

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
JOHN W. DUNCAN AND KIMBERLY J. DUNCAN, HUSBAND AND WIFE

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

NELSON TUYISHIME, A SINGLE MAN AND ADELINE UWIRINGIYIMANA, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Subdivision Plat, Section Two, Indian Creek Estates, of record in Plat Book 9700, Page (s) 558 and 559, 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 JOHN W. DUNCAN AND KIMBERLY J. DUNCAN, HUSBAND AND WIFE, by deed from FOX RIDGE HOMES, INC., of record in Book 11594, Page 410, dated July 23, 1999, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 6132 Tuckaleechee Lane, Antioch, TN 37013.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 30 day of September, 2020.

John Duncan

JOHN W. DUNCAN

Kim Duncan

KIMBERLY J. DUNCAN

State of Tennessee)

County of Davidson)

On this 30 day of September, 2020, before me personally appeared, **JOHN W. DUNCAN AND KIMBERLY J. DUNCAN, HUSBAND AND WIFE**, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 5.9.2023 E Prophet

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023