THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829903** Karen Johnson Davidson County Batch# 489868 DEEDWARR 10/06/2020 10:19:20 AM 2 pgs Fees: $13.00 Taxes: $1,073.00 20201006-0115524	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Affiant Subscribed and sworn to before me, this 2nd day of October, 2020. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Harrison Miller Duke 5220 Cardiff Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-10-0A-150.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tracy W. Duke and Karen L. Duke, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Harrison Miller Duke and Catalina Jared Duke, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 126, as shown on the map entitled Villages of Brentwood Phase Two, of record in Plat Book 6250, page 169, corrected in Book 8484, page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TRACY W. DUKE and KAREN L. DUKE, HUSBAND AND WIFE, by deed from EDWIN ALLEN CARDEN AND SUSAN B. CARDEN HUSBAND AND WIFE, of record in Instrument No. 20150617-0057745 , dated June 17, 2015 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 161-10-0A-150.00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 169 and corrected in Book 8484, page 140, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6143, page 11, amended in Book 6398, page 495, in Book 11526, page 579 and amended in Instrument No. 20000606-0056066, said Register's Office.

This is improved property located at 5220 Cardiff Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of October, 2020.

Tracy W. Duke

Karen L. Duke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tracy W. Duke and Karen L. Duke, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of October, 2020.

Notary Public

My Commission Expires: _____