Karen Johnson Davidson County
Batch# 506322 DEEDWARR
10/30/2020 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20201030-0127373

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nathan Alan Altman	New Owner	173050a17500co
(NAME)	(NAME)	
1749 Red Jacket Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Eneda Duka and Denis Duka, wife and husband, wife and husband**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nathan Alan Altman,** a **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:

Land in Davidson County, Tennessee, being Unit No. 175, on the Plan of Barnes Crossing Planned Unit Development, established by Master Deed of record in Instrument No. 20050721-0084791 and plat shown as Exhibit "D" thereto, re-recorded in Instrument No. 20050805-0092480, amended in Instrument No. 20051114-0136938, further amended in Instrument No. 20071227-0147998, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eneda Duka and Denis Duka, wife and husband, by deed of record in Instrument No. 20140604-0048220, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Denis Duka by Eneda Duka as his Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 202010300127372, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1749 Red Jacket Drive, Nashville, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Witness my/our hands this 28th day of October, 2020.

Eneda Duka
Eneda Duka

Denis Duka
Denis Duka by Eneda Duka attorney in fact.
by Eneda Duka, as his attorney in fact

State of Tennessee
County of Davidson

Personally appeared before me Eneda Duka, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of October, 2020.

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

Notary Public
My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of October, 2020, before me personally appeared Eneda Duka, the person who executed the foregoing instrument on behalf of Denis Duka and who acknowledged that she executed the same as the free act and deed of the said Denis Duka, through Power of Attorney granted her by the said Denis Duka.

WITNESS my hand and seal this 28th day of October, 2020.

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

Notary Public
Commission Expires:

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021