WARRANTY DEED

Karen Johnson Davidson County
Batch# 528416 DEEDWARR
12/09/2020 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20201209-0144016

W-SB-RGRA-20-104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-21-24
(AFFIX SEAL)

KELLY GREENE ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-21-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Arvazena Clardy	New owner	
(NAME)	(NAME)	021-00-0-326.00
104 Babb Drive		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080-9213		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRITTANY DUNCAN AND BRYAN KIRBY, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARVAZENA CLARDY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of W. C. Gifford Property, Section 1, located in Davidson County, Tennessee, according to survey made by Bruce Rainey and Associates, Surveyors, dated January 17, 1986, of record in Plat Book 6200, Page 369, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1 fronts 155.97 feet on Clarksville Highway and runs back 625.78 feet along the divided line to a dead line in the rear adjoining Lot No. 2 in said W.C. Gifford Subdivision, measuring 184.75 feet there.

Being the same property conveyed to Brittany Duncan and Bryan Kirby, as tenants in common by Quitclaim Deed from Brittany Duncan, individually of record in Instrument No. 20151016-0105368 Register's Office for Davidson County, Tennessee, dated October 10, 2015 and recorded on October 16, 2015.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6200, Page 369, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **104 Babb Drive, Joelton, Tennessee 37080-9213**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 23rd DAY OF NOVEMBER, 2020.

K/n/a

Brittany Duncan

Bryan Kirby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

K/n/a Brittany Kirby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRITTANY DUNCAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of November, 2020.

Darlene Edwards
Notary Public
My Commission Expires: 6-19-2024
(SEAL)

ROBERTSON COUNTY DARLENE EDWARDS STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRYAN KIRBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of November, 2020.

Darlene Edwards
Notary Public
My Commission Expires: 6-19-2024
(SEAL)

ROBERTSON COUNTY DARLENE EDWARDS STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Kelly Greene Elrod, do hereby make this 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 WILLIAMSON

Personally appeared before me, Brianna Bartelsmeyer, a notary public for this county and state, Kelly Greene Elrod, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brianna Bartelsmeyer

Notary Public

My Commission Expires: 9-06-2022

Seal

