THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30128

Karen Johnson Davidson County
Batch# 615309 **DEEDWARR**
04/15/2021 09:43:27 AM 2 pgs
Fees: $13.00 Taxes: $4,675.75

20210415-0050192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **1,247,500.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/31/23

(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler A. Timmons & Whitney Timmons	owners	MAP 131-08-0M-
1328 Duncanwood Ct.		PARCEL 009.00-CO
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Sharon Middendorf, a single woman**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler A. Timmons and Whitney Timmons, husband and wife**

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 Lot No. 9 on the Plan of Final Subdivision Plat of Duncanwood, Phase II of record in Plat at Instrument No. 20121018-0095689, 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 Sharon Middendorf, a single woman by Warranty deed from Jay R. Kellison, as Trustee of the Jay R. Kellison Revocable Trust dated September 11, 2006 of record in Instrument No. 20150120-0005259 Register's Office for Davidson County, Tennessee, dated January 15, 2015 and recorded on January 15, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 421, Page 161; (3) all matters shown on the Plan of record in Instrument No. 20121018-0095689; (4) Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20121025-0098047; (5) Charter for the Homeowner Association of Duncanwood Reserve of record in Instrument No. 20121030-0099403; (6) Quitclaim Deed as to the Open Space/Common Area of record in Instrument No. 20121114-0104836; (7) Sanitary Sewer Easement of record in Book 3345, Page 66; (8) Sewer Easement Agreement of record in Instrument No. 20120409-0029639; (9) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20120402-0027411; (10) Agreement for Dedication of Easement for Water Mains & Appurtenances of record in Instrument No. 20011120-0127782; (11) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances of record in Instrument No. 201206280056657; (12) Subject to rights of others in and to the common areas and/or elements; (13) All visible easements; (14) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1328 Duncanwood Ct., Nashville, TN 37204.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1SB-V08211328

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 hand this the 212th day of April, 2021.

Sharon Middendorf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this the 12th day of April, 2021.

My Commission expires: 6-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE