WARRANTY DEED

Karen Johnson Davidson County
Batch# 652058 DEEDWARR
06/08/2021 02:17:30 PM 2 pgs
Fees: $13.00 Taxes: $536.50
20210608-0076887

MST 2021-0992

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2021

Notary Public

MY COMMISSION EXPIRES: 4-13-25
(AFFIX SEAL)

CHERIE FRANKLIN NOTARY PUBLIC OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica Pruitt	Monica Pruitt	
(NAME)	(NAME)	
3004 Towne Valley Road	5304 Patience Drive	150-11-0-094.00,
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Smyrna, TN 37167	
(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, WE, **Bradley J. Duke, and wife Donna J. Duke,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Monica Pruitt, unmarried woman,** 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. 237 on the Plan of Section Three, Towne Village of The Country of record in Plat Book 5200, Page (s) 268 and 269, 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 Bradley Duke by Deed deed from The Secretary of Housing and Urban Development of record in Instrument No. 20110311-0019382 Register's Office for Davidson County, Tennessee, dated March 04, 2011 and recorded on March 11, 2011. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Bradley J. Duke and wife, Donna J. Duke by Quit Claim deed from Bradley Duke of record in Instrument No. 20110412-0028097 Register's Office for Davidson County, Tennessee, dated March 14, 2011 and recorded on April 12, 2011. (Value of consideration shown in aforementioned deed $72,750.00.) Being also known as 3004 Towne Valley Road Antioch, Tennessee 37013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 268 and 269, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 5635, Page 545, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance for Water Mains to Metro of record in Book 5866, Page 45 and Book 6303, Page 420, in the Register's Office for Davidson County, Tennessee.

This property, known as 3004 Towne Valley Road, Antioch, 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 hand(s) this 01 DAY OF JUNE, 2021.

Bradley J. Duke

Donna J. Duke

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal at office, this 1st day of June, 2021.

Notary Public
My commission expires: 7-20-2024

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum, 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: 4-13-25

SHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025