THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 21053492**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Affiant Subscribed and sworn to before me, this 18th day of June, 2021. Notary Public My Commission Exp

SHIRLEY KING REY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 660393 DEEDWARR
06/21/2021 09:27:59 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20210621-0083046

WARRANTY DEED

Address New Owner: Joseph Broome and Lindsay Broome 1015 Falls Avenue Madison TN 37115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 052 09 0 02600

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, **Terra Duncan, Administrator of the Estate of Richard E. Duncan, Jr.**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Broome and Lindsay Broome, husband and wife**, ("Grantees"), its 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 No. 1, on the Map of Montague Falls Annex, Chas. U. Coggins Subdivision, a part of Tract NO. 18 in the Plan of Montague, as shown of record in Book 421, Page 192, Register's Office of Davidson County, Tennessee. Said Lot No. 1 fronts 60 feet on the southerly side of a private drive and runs back between parallel lines 320 feet, more or less to the low water mark of the Cumberland River.

Being the same property conveyed to Richard E. Duncan, Jr., a single man, by Warranty Deed from James N. Jobe, Jr., unmarried, of record in Instrument No. 20090817-0076954, Register's Office of Davidson County, Tennessee, dated August 14, 2009 and recorded August 17, 2009.

Richard E. Duncan, Jr. having died intestate on October 5th, 2020. The Estate of Richard E. Duncan, Jr. being administered in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 21-P210. Terra Duncan was appointed Administrator of the Estate of Richard E. Duncan by Order dated February 22nd, 2021. See Order Approving Sale of Real Property filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division authorizing Terra Duncan to sell the real property located at 1015 Falls Avenue Madison, TN 37115.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Montague Falls Annex of Part Tract No. 18 Plan of Montague, as recorded in Plat Book 421, Page(s) 192.

Title to that portion of the land lying below the ordinary low water mark of the Cumberland River.

Easement for the flow of the waters of the Cumberland river (or creek), and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Cumberland river (or creek), free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Cumberland river (or creek).

This is improved property located at 1015 Falls Avenue Madison TN 37115

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 18th day of June, 2021.

The Estate of Richard E. Duncan, Jr.

T Duncan, Administrator

By: Terra Duncan, Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terra Duncan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Administrator of The Estate of Richard E. Duncan, Jr., the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of June, 2021.

_____
Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021