Karen Johnson Davidson County
Batch# 664795 DEEDWARR
06/24/2021 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20210624-0086147

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2021.

Notary Public
MY COMMISSION EXPIRES:
File No. G21-12825

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Troy Anthony Duronslet (NAME)	Troy Anthony Duronslet (NAME)	8-138
3790 Baxter Rd (STREET ADDRESS)	3790 Baxter Rd (STREET ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Joelton, TN 37080 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Crystal Faye Moody, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Troy Anthony Duronslet, a married 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 being and lying in the 14th Civil District for Davidson County, Tennessee, and described according to a survey made by Southern Land And Association, Inc., dated June 20, 1975, and being more particularly described as follows, to-wit:

Beginning at a point in the centerline for Baxter Road, said point being 789.13 feet west of the intersection of Fitzgerald Road and Baxter Road and at the southeast corner of this described tract; thence continuing along the centerline of Baxter Road North 88°25'00" W 182.17 feet to a point, said point being the southwest corner for this described tract; thence leaving the centerline of Baxter Road with the east property line of Alvin R. Hawkins property North 02°00'00" E 3,165.13 feet to a point said point being in the south property line of Mary B. Lane property, the northeast corner of Hawkins property, and the northwest corner of this described tract; thence with the south property line of Lane Property South 88°00'00" E 114.17 feet to a point, said point being the northwest corner of Tract No. 2 and the northeast corner of this described tract; thence with the west property line of Tract No. 2, as follows: S02°00'00" E 2,470.00 feet to a point; thence S 07°29'' 15" E 399.27 feet to a point; thence S 01°35'00" W 300.0 feet to a point of beginning.

Being the same property conveyed to BOBBY E. MOODY AND WIFE, CLARA S. MOODY by Warranty Deed from HALLEY KINNEY, of record in Book 5250, page 998, dated February 6, 1978, said Register's Office.

BOBBY E. MOODY further conveyed said property by Quitclaim Deed to CLARA S. MOODY, of record as Instrument No. 20170621-0062468, dated June 8, 2017, said Register's Office.

CLARA S. MOODY died testate on or about January 2, 2019. Pursuant to the terms of her will of record in Docket No. 19P311, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is devised to CRYSTAL FAYE MOODY. For further reference, see Affidavit of Inheritance of record as Instrument No. 20200117-0006382.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3740 Baxter Road, Nashville, TN 37080.

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. Whenever 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 23rd day of June, 2021.

Crystal Faye Moody

Crystal Faye Moody

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 2021, before me personally appeared Crystal Faye Moody, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of June, 2021.

TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

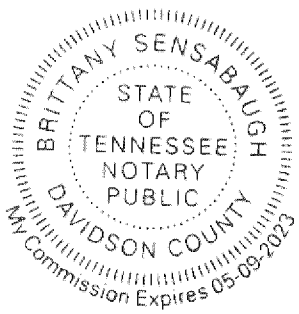
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23