RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115854

Karen Johnson Davidson County
Batch# 666647 DEEDWARR
06/28/2021 11:10:02 AM 2 pgs
Fees: $13.00 Taxes: $636.40

20210628-0087131

WARRANTY DEED

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-21-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

Mary Kay Duncan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2021.

NOTARY PUBLIC

My commission expires: 8/21/24

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sutherland M. Shrader 3599 Campbellsville Pike Columbia, TN 38401	Same	131-01-0D-219.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Two Thousand and 00/100 Dollars ($172,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **MARY ALICE DUNCAN, A SINGLE PERSON**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **SUTHERLAND M. SHRADER, UNMARRIED**, hereinafter called the Grantees, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 219 as shown on the Plat of Georgetown Apartments, a condominium, of record in Book 5200, page 4, together with such unit's undivided interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, as amended in Book 5616, page 133, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description. Said Unit is also known as Apartment No. 23-Y.

Being the same property conveyed to Mary Alice Duncan, a single person, from Sarah Elizabeth Koch Jones, a single person, by Warranty Deed dated October 19, 1992 and recorded October 20, 1992 in Book 8762, page 379, said Register's Office.

The address of the herein described property is believed to be 5025 Hillsboro Pike, Apartment 23-Y, Nashville, TN 37215, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Book 5200, page 4; to all matters pertaining to the common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, as amended in Book 5616, page 133; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, his heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 25th day of June, 2021.

Mary Alice Duncan by Jeffrey Ray Duncan her Attorney in Fact

MARY ALICE DUNCAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Mary Alice Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of June, 2021.

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

Notary Public

Jonathan Rhyne
Printed Notary Name

My commission expires: 9/21/24