WARRANTY DEED

Karen Johnson Davidson County
Batch# 681943 DEEDWARR
07/22/2021 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $680.80
20210722-0098864

MST 2021-1014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF July, 2021

Notary Public

MY COMMISSION EXPIRES: 10-20-2024

(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

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 J. Pruitt	Same as New Buyer	165-13-0A-046.00-CO
(NAME)	(NAME)	
5304 Patience Dr		
(ADDRESS)	(ADDRESS)	
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 Duke,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Monica J. Pruitt,** 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. 400 on the Plan of Peppertree Forest, Section Four of record in Plat Book 7900, Page 426, 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 J. Duke and wife, Donna J. Duke by Warranty deed from Linda D. Shepherd and husband, David Shepherd of record in Instrument No. 20060824-0104780 Register's Office for Davidson County, Tennessee, dated August 21, 2006 and recorded on August 24, 2006.

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 Book 7900, Page 426, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8757, Page 607, as amended in Book 9004, Page 514, Book 9157, Page 711, Book 9287, Page 698, Book 9455, Page 801, Book 9664, Page 162 and Book 8703, Page 462, Register's Office for Davidson County, Tennessee. By-Laws of Peppertree Forest of record in Book 8757, Page 623, Register's Office for Davidson County, Tennessee. Charter of Peppertree Forest Homeowner's Association of record in Book 8757, Page 639, Register's Office for Davidson County, Tennessee. Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Service of record in Book 8855, Page 559, Book 8855, Page 616, Book 8855, Page 621, Book 8855, Page 555, Book 9207, Page 478, Book 9207, Page 483 and Book 9988, Pages 797 and 801, Register's Office for Davidson County, Tennessee. Rules and Regulations for Parking Violations of record in Instrument Number 20190611-0055977, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 832 Trailside Circle, 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 19th DAY OF July, 2021.

Bradley J. Duke

Donna Duke

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Bradley J. Duke and wife, Donna 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 19 day of ~~June~~ July 4th, 2021.

Notary Public

My commission expires: 7-20-2024

(SEAL)

YVETTE LYN 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 original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 19, 2021

7/19/21
Signature Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of July, 2021

Notary's Signature

My Commission Expires: 10.20.2024

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024