WARRANTY DEED

Karen Johnson Davidson County
Batch# 692594 **DEEDWARR**
08/06/2021 02:54:40 PM 2 pgs
Fees: $13.00 Taxes: $821.40

20210806-0106467

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 05-02-2022

JM-SB-MRE-21-208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3 DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.2.22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Allan Smith and Ann Smith	New Owners	
(NAME)	(NAME)	**086-14-0B-102.00-CO**
po box 111351		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37222		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ESTATE OF RICHARD E. DUNCAN, JR.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALLAN SMITH AND ANN SMITH, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 52 on the Plan of Fleetwood Subdivision, Phase Two of record in Plat Book 6900, Page (s) 738 and 739, 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 Richard Duncan, Jr. by Warranty deed from Beverly Cohron McManus and wife, Kevin Thomas McManus of record in Instrument No. 20030812-0115216 Register's Office for Davidson County, Tennessee, dated July 29, 2003 and recorded on August 12, 2003.

Being the same property conveyed to Richard E. Duncan, Jr., and wife, Christie N. Duncan by Quitclaim deed from Richard E. Duncan, Jr. of record in Instrument No. 20050908-0108084 Register's Office for Davidson County, Tennessee, dated August 29, 2005 and recorded on September 08, 2005.

Being the same property conveyed to Richard E. Duncan, Jr. by Quitclaim deed from Christie N. Duncan of record in Instrument No. 20090106-0001118 Register's Office for Davidson County, Tennessee, dated December 22, 2008 and recorded on January 06, 2009.

This conveyance is subject to:
- Taxes for the year 2021.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 738 and 739, 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 7170, Page 987, amended in Book 7628, Page 6, Book 7940, Page 565, Instrument No. 20110526-0040493 and Instrument No. 20190605-0053952, Register's Office for Davidson County, Tennessee.
- PUD Boundary of record in Plat Book 6900, Page 225, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7107, Page 4, amended in Instrument No. 20110526-0040493, in the Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of Homeowners Association of record in Book 7114, Page 370, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7107, Page 408, and Book 7401, Page 629, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **208 Woodland Court, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 3 DAY OF AUGUST, 2021.

The Estate of Richard E. Duncan, Jr.

BY: _____
Terra Ducan
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRA DUCAN, ADMINISTRATOR of the THE ESTATE OF RICHARD E. DUNCAN, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 3rd of August, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212