Karen Johnson Davidson County
Batch# 697688 DEEDWARR
08/16/2021 09:47:30 AM 4 pgs
Fees: $23.00 Taxes: $444.00
20210816-0110084

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

SHARON F. MULLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of August, 2021.

Notary Public

My Commission Expires: 9/7/2021

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
David Duane etux Kari Duane 8525 E Montecito Ave Scottsdale, AZ 85251	SAME	072061Q00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HOLLAND ISLEY DUANE**, an unmarried woman hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DAVID DUANE AND KARI DUANE, HUSBAND AND WIFE**, hereinafter called the Grantees,

their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1002 Elvira Avenue Homes, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20210407-0045451, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Holland Isley Duane, an unmarried person, by deed dated June 30, 2020, from Kerri T. Leech, an unmarried woman, of record in Instrument No. 20200706-0072495, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4275, page 330, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of 1002 Elvira Avenue Homes, including liens for assessments, of record in Instrument No. 20210407-0045451, Register's Office for Davidson County, Tennessee.

4. Matters shown on the plan of record in Book 332, page 134, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the common elements.

This is unimproved property known as: 1002 B Elvira Avenue, Nashville, TN, 37216

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 Grantor covenants with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind herself, her heirs and assigns, 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 person whomsoever.

WITNESS my hand this 13 day of August, 2021.

Holland Isley Duane

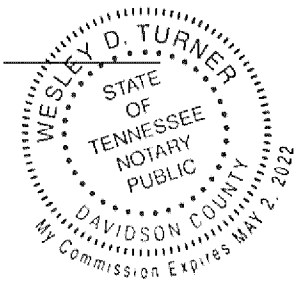
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HOLLAND ISLEY DUANE**, unmarried, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13 day of August, 2021.

Notary Public

My Commission Expires: _____



844237.1/200736

True Copy Certification

I, Wesley D. Turner, 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 8/13/2021.

Affiant Signature
Date: 8/13/2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of August, 2021.

Notary's Signature

My Commission Expires: 9/7/21
Notary's Seal

LINDA TURNER RAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7 2021

844237.1/200736