WARRANTY DEED

Karen Johnson Davidson County
Batch# 705014 DEEDWARR
08/26/2021 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20210826-0115253

File No.: COM-21-1102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-04-26-2025

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Favia	same as new owner	061 11 0 287.00
(NAME)	(NAME)	
1102 McAlpine Avenue Nashville, TN 37216	1102 McAlpine Avenue Nashville, TN 37216	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I, **TERRA DUNCAN, ADMINISTRATOR OF THE ESTATE OF RICHARD E. DUNCAN, JR.**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **FRANK FAVIA, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs 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 part of Lot "A" on the Plan of Kennedy and Graves Subdivision of Monte Vista, as of record in Plat Book 421, page 143, Register's Office for Davidson County, Tennessee, described according to a copy of a survey thereof made June 6, 1938, by S. M. McMurray Engineering Company as follows:

Beginning at a point in the southerly margin of McAlpine Avenue at a cut on the sidewalk, which point in South 62 deg. 5 min. 159.5 feet east of the southeast intersection of McAlpine Avenue and the Gallatin Road; thence South 19 deg. West 271.6 feet to an iron pin; thence South 62 deg. 5 min East 61.4 feet to an iron pin; thence North 20-1/4 deg. East 271.2 feet to an iron pin set in the south margin of McAlpine Avenue; thence North 62 deg. 5 min. West with the southerly margin of McAlpine Avenue 65 feet to the point of beginning.

Being the same property conveyed to Richard Duncan by Warranty Deed from Renasant Bank, dated July 16, 2010, recorded July 20, 2010, in Instrument No. 20100720-0056590, in the Register's Office for Davidson County, Tennessee. Richard Duncan died, intestate, on October 5, 2020, leaving his wife, Terra Duncan, and minor children Layla Lee Duncan and Richard Eugene Duncan, III. Subject property to be sold by Terra Duncan, Administrator of the Estate of Richard E. Duncan, Jr., pursuant to Order dated April 15, 2021, and filed April 19, 2021, under Case No. 21P-210, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1102 McAlpine Avenue, Nashville, TN 37216
(House Number) (Street) (City or Town) (State) (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 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 23rd day of August, 2021

Estate of Richard E. Duncan, Jr.

By: Terra Duncan, Administrator

Terra Duncan, Administrator

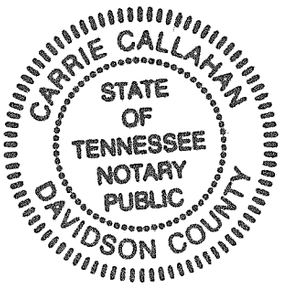
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of August, 2021, before me personally appeared Terra Duncan, Administrator of Estate of Richard E. Duncan, Jr., 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 August, 2021.

Carrie Callahan

Notary Signature
My commission expires: 3/3/25



Certificate of Authenticity

I, Emily Manno, 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 08/23/21.

Date

Affiant Signature

08/23/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of August, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON