Karen Johnson Davidson County
Batch# 739692 DEEDWARR
10/19/2021 04:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,776.00
20211019-0140469

This Instrument Prepared By:
H. Brent Patrick, Esq.
Integrity Title, LLC
216 East College Street
STE D1
Dickson, TN 37055

Name and Address of New Owner:
Lawerence B. Sink, Jr. and LeAnn Sink
7105 Wynham Place
Nashville, TN 37221

Send Tax Bills To:
Lawerence B. Sink, Jr. and LeAnn Sink
7105 Wynham Place
Nashville, TN 37221

Map & Parcel No: 141-15-0D-015-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Julian W. Duke, AKA J Wesley Duke, and Martha J. Duke, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lawerence B. Sink, Jr. and LeAnn Sink, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Resubdivision of lots 12 thru 16, 42 & 43, Phase 1 "Sheffield on the Harpeth", as of record in Back 6900. Page 182, Register's Office for Davidson County, Tennessee.

Said lot No. 15 fronts a total of 82.94 feet on the southerly side of Wynham Place and runs back 125.17 feet on the westerly lot line and feet 87.74 on the easterly lot line to a broken line in the rear which measures a total of 103.22 feet thereon.

Being the same property conveyed to J. Wesley Duke and wife, Martha J. Duke, by Warranty Deed from Phillip Builders Inc. (formerly Randall Phillips Builders, Inc.), dated July 30, 1987, and of record at Book 7312, Page 192, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Tracy A. Duke executes this instrument on behalf of Julian W. Duke pursuant to a Power of Attorney, filed for record in Volume 1526, *Page* 901, *in the Register's Office for Dickson County, Tennessee.*

Tracy A. Duke executes this instrument on behalf of Martha J. Duke pursuant to a Power of Attorney, filed for record in Volume 1526, *Page* 896, *in the Register's Office for Dickson County, Tennessee.*

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of October, 2021.

Julian W. Duke by Tracy Duke, his attorney in Fact (SEAL)
Julian W. Duke by Tracy A. Duke as attorney in fact

Martha J. Duke by Tracy Duke, her attorney in-fact (SEAL)
Martha J. Duke by Tracy A. Duke as attorney in fact

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 8th day of October, 2021, before me personally appeared Tracy A. Duke, as Attorney in Fact for Julian W Duke and Martha J Duke, 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 8th day of October, 2021.

Notary Signature
My commission expires: 06/25/2025

WHITNEY HILDE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $480,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Julian W. Duke by Tracy Duke, his attorney in-fact
Julian W. Duke by Tracy A Duke as attorney in fact

Martha J. Duke by Tracy Duke, her attorney in-fact
Martha J. Duke by Tracy A Duke as attorney in fact

STATE OF TENNESSEE
COUNTY OF DICKSON

WHITNEY HILDE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

Sworn to and subscribed before me this 8th day of October, 2021.

Whitney Hilde
Notary Signature
My commission expires: 01/25/2025

Certificate of Authenticity

I, **Joshua A. Terry**, 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 10/8/21.

Affiant Signature

10/8/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/8/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON