WARRANTY DEED

Karen Johnson Davidson County
Batch# 747282 **DEEDWARR**
11/01/2021 11:26:00 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20211101-0145966

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (485,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of October, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/06/2024

(AFFIX SEAL)

MADELYN N. BOYD NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/06/2024 DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Tanner K. Evins (NAME)	**NEW OWNER** (NAME)	**061-02-0-014**
4503 Helmwood Drive Nashville, Tennessee 37216 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 28th day of October, 2021, the undersigned, **JEREMY F. DUVAL AND MICHELE M. DUVAL, CO-TRUSTEES OF THE JEREMY F. DUVAL AND MICHELE M. DUVAL 2013 FAMILY TRUST U/A/D NOVEMBER 8, 2013**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **TANNER K. EVINS, A SINGLE MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **4503 Helmwood Drive, Nashville, Tennessee 37216** and more particularly described as follows:

> The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:
>
> Land in Davidson County, Tennessee, being Lot No. 212, Section 7, Gra-Mar Acres, as shown on plat of record in Plat Book 2331, Page 80, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Jeremy F. Duval and Michele M. Duval, Co-Trustees of the Jeremy F. Duval and Michele M. Duval 2013 Family Trust U/A/D November 8, 2013, by Quitclaim Deed from Michele Duval and Jeremy Duval, wife and husband, of record in Instrument No. 20200817-0091873, in the Register's Office of Davidson County, Tennessee, dated August 12, 2020 and recorded on August 17, 2020.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

5. Davidson County Taxes for the year 2020 and subsequent years, a lien not yet due and payable
6. All matters shown on the Plan of record in Plat Book 2331, Page 80, Register's Office for Davidson County, Tennessee.
7. Restrictions of record in Book 2481, Page 129, in the Register's Office for Davidson County, Tennessee.
8. Deed of Conveyance of Water Mains of record in Book 2488, Page 325, in the Register's Office for Davidson County, Tennessee.
9. Any and all existing easements and restrictions as shown of record not stated herein.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 28th day of October, 2021.

GRANTOR: Jeremy F. Duval

GRANTOR: Michele M. Duval

STATE OF CALIFORNIA)
COUNTY OF SHASTA)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jeremy F. Duval**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Co-Trustee** of the **THE JEREMY F. DUVAL AND MICHELE M. DUVAL 2013 FAMILY TRUST** (the "Trust") and is authorized by the Trust to execute this instrument on behalf of the Trust.

WITNESS my hand, at office, on this 28th day of October, 2021.

Notary Public

My Commission Expires 10/26/25

L. NIEMETH
Notary Public - California
Tehama County
Commission # 2376951
My Comm. Expires Oct 26. 2025

STATE OF ~~SHASTA~~ CALIFORNIA)
COUNTY OF SHASTA)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michele M. Duval**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Co-Trustee** of the **THE JEREMY F. DUVAL AND MICHELE M. DUVAL 2013 FAMILY TRUST** (the "Trust") and is authorized by the Trust to execute this instrument on behalf of the Trust.

WITNESS my hand, at office, on this 28th day of October, 2021.

Notary Public

My Commission Expires 10/26/25

L. NIEMETH
Notary Public - California
Tehama County
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