Karen Johnson Davidson County
Batch# 754581 DEEDWARR
11/15/2021 10:44:30 AM 5 pgs
Fees: $28.00 Taxes: $296.00
20211115-0151557

TRUE COPY CERTIFICATION

I, Charles B. Reasor III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tended for registration herewith and that this is a true and correct copy of the original document executed on August 8, 2018, and authenticated according to law.

Dated this 1st day of November, 2021.

Charles B Reasor III

CHARLES B. REASOR III

State of Tennessee
County of Davidson

Personally appeared before me, Jan Minshall, a notary public for this county and state, Charles B. Reasor III, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on the 1st day of November, 2021.

Jan Minshall

Notary's Signature

My Commission Expires: 1-3-22
Notary's Seal (if on paper)

MINSHALL
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

RE.Duncan.WD

This instrument prepared by
Katerina V. Moore, Attorney at Law
98 East Main Street, P.O. Box 583
Linden, Tennessee 37096

Preparer is not closing agent pursuant to Section 6045 of Internal Revenue Code as amended by the Tax Reform Act of 1986.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, I, Donald P. Duncan, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto Robert D. Poole and wife, Gloria M. Poole, as tenants by the entirety, their heirs and assigns, in fee simple forever, all the right, title, claim and interest I have, in and unto the following-described real property situated in the _____ Civil District of Davidson County, Tennessee, and being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 13 and 14 on the Plan of Georgia Industrial Realty Company's South Nashville property, as of record in Book 421, Page 187, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald P. Duncan and wife, Ellen M. Duncan, by deed of Samuel R. Rehorn et ux., Agnes S. Rehorn, dated July 21, 1987, of record in Book 7305, page 196, Register's Office of Davidson County, Tennessee. Said Ellen M. Duncan is now deceased, having died on February 13, 2006, whereupon said Donald P. Duncan became the sole owner of subject property as the surviving tenant by the entirety.

This is the same description as in the previous deed of record in Book 7305, page 196, RODCT.

This property is known as Map/Parcel 094100 057.00 of record in the Tax Assessor's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, unto the said Robert D. Poole and wife, Gloria M. Poole, as tenants by the entirety, their heirs and assigns, in fee simple forever.

RE.Duncan.WD

This instrument prepared by
Katerina V. Moore, Attorney at Law
98 East Main Street, P.O. Box 583
Linden, Tennessee 37096

Preparer is not closing agent pursuant to Section 6045 of Internal Revenue Code as amended by the Tax Reform Act of 1986.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, I, Donald P. Duncan, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto Robert D. Poole and wife, Gloria M. Poole, as tenants by the entirety, their heirs and assigns, in fee simple forever, all the right, title, claim and interest I have, in and unto the following-described real property situated in the _____ Civil District of Davidson County, Tennessee, and being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 13 and 14 on the Plan of Georgia Industrial Realty Company's South Nashville property, as of record in Book 421, Page 187, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald P. Duncan and wife, Ellen M. Duncan, by deed of Samuel R. Rehorn et ux., Agnes S. Rehorn, dated July 21, 1987, of record in Book 7305, page 196, Register's Office of Davidson County, Tennessee. Said Ellen M. Duncan is now deceased, having died on February 13, 2006, whereupon said Donald P. Duncan became the sole owner of subject property as the surviving tenant by the entirety.

This is the same description as in the previous deed of record in Book 7305, page 196, RODCT.

This property is known as Map 94-10, Parcel 30 of record in the Tax Assessor's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, unto the said Robert D. Poole and wife, Gloria M. Poole, as tenants by the entirety, their heirs and assigns, in fee simple forever.

I DO COVENANT with the said Robert D. Poole and wife, Gloria M. Poole, their heirs and assigns, that I am lawfully seized and possessed of the realty in fee simple; that the same is unencumbered, and I have a good and perfect right to convey the same.

I DO FURTHER COVENANT and bind myself, my heirs, and my legal and personal representatives to forever warrant and defend the title to the above-described property unto the said Robert D. Poole and wife, Gloria M. Poole, their heirs and assigns against the lawful claims of all persons whomsoever.

Katherine E. Duncan joins in the conveyance herein to convey any right, title and interest she may have in subject property as the spouse of Donald P. Duncan.

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION UPON INFORMATION PROVIDED BY GRANTOR, DONALD P. DUNCAN.

Witness on this the 6 day of August, 2018.

Donald P. Duncan
Donald P. Duncan

Katherine E. Duncan
Katherine E. Duncan

STATE OF TENNESSEE
COUNTY OF Perry

Personally appeared before me, Rosemary Burgess (Notary Public) a Notary Public in and for the state and county aforesaid, the within-named Donald P. Duncan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing and within instrument for the purposes therein expressed and contained.

Witness my hand and official seal at Linden (city), Tennessee, on this the 6 day of August, 2018.

Rosemary Burgess
NOTARY PUBLIC

My commission expires 12/6/2020

ROSEMARY BURGESS STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, Stacie L Fisk,
(Notary Public)
a Notary Public in and for the state and county aforesaid, the within-named Katherine E. Duncan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing and within instrument for the purposes therein expressed and contained.

Witness my hand and official seal at Nashville, Tennessee,
(city)
on this the 8th day of August, 2018.

Stacie L Fisk
NOTARY PUBLIC

STACIE L. FISK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

I or we hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $80,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Robert D Poole
AFFIANT

Subscribed and sworn to before me on this 8th day of August, 2018.

Stacie L Fisk
NOTARY PUBLIC \ REGISTER

STACIE L. FISK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires 8/30/21.

PERSON(S) OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

Robert D. Poole and wife, Gloria M. Poole

1039 Hillview Drive

Hendersonville, TN 37075

NAME AND ADDRESS OF PROPERTY OWNER(S): Same as above