WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $724,995.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 767569 DEEDWARR
12/03/2021 02:55:25 PM 2 pgs
Fees: $13.00 Taxes: $2,682.48

20211203-0160933

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Kevin Duplechain and Deborah Miller Duplechain	new owners	
(NAME)	(NAME)	
5702 A Tennessee Ave		091 06 0 254.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GEORGE PHILLIP LAUDERBACK, II AND TINA LYNN LAUDERBACK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. KEVIN DUPLECHAIN AND DEBORAH MILLER DUPLECHAIN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1605 of Block 14, Plan No. 2 of West Nashville Tennessee, as of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Phillip Lauderback, II and Tina Lynn Lauderback, husband and wife, by Warranty Deed from Travis Dockery and wife, Elizabeth Dockery, of record in Instrument No. 20210202-0014810, in the Register's Office of Davidson County, Tennessee, dated February 1, 2021 and recorded on February 1, 2021.

Being part of the same property conveyed to George Phillip Lauderback, II and Tina Lynn Lauderback, husband and wife, by Quitclaim Deed from George Phillip Lauderback, II and Tina Lynn Lauderback, husband and wife, of record in Instrument No. 20210202-0014813, in the Register's Office of Davidson County, Tennessee, dated February 1, 2021 and recorded on February 2, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 5702 A Tennessee Ave, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Liberty Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File No. MJ-SB-VRES-21-5702A

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 GRANTEES 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 GRANTEES, 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 hand this 30th day of November, 2021.

GEORGE PHILLIP LAUDERBACK, II, BY: DYLAN POTTER, ATTORNEY IN FACT

TINA LYNN LAUDERBACK, BY: DYLAN POTTER, ATTORNEY IN FACT

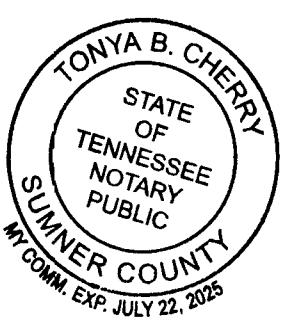
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of November, 2021, before me personally appeared Dylan Potter, to me known to be the person who executed the foregoing instrument on behalf of George Phillip Lauderback, II and Tina Lynn Lauderback and acknowledged that he executed the same as the free act and deed of George Phillip Lauderback, II and Tina Lynn Lauderback.

Witness my hand and official seal this 30th day of November, 2021.

Commission expires:



Notary Public