WARRANTY DEED

Karen Johnson Davidson County
Batch# 784944 DEEDWARR
01/05/2022 11:20:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220105-0002025

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50.00 .

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 50.00

SUBSCRII
DAY OF

Melissa Duque, Affiant

Subscribed and sworn before me this the 5th Day of Jan, 2022

MY COMM

Q. Hayes, Deputy Register

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Birdwell, Attorney, 457 E. Broad Street, Cookeville, TN 38501

The preparers of this instrument make no warranties as to title, ownership, the existence of liens or encumbrances, tax liabilities, zoning ordinances, boundary lines or any other representations relative to the property described herein.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Sanford Duque and Adrian Sanford Duque	Melissa Sanford Duque and Adrian Sanford Duque	117-12-0 156.00
(NAME) 1613 Graybar Lane	(NAME) 1613 Graybar Lane	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(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, **LOUISE SANFORD AND MELISSA SANFORD DUQUE,** HEREINAFTER CALLED THE GRANTORS, HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **MELISSA SANFORD DUQUE AND ADRIAN SANFORD DUQUE**, 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:

In The Seventh, Formerly The Eleventh Civil District Of Davidson County, Tennessee, More Particularly Described As Follows:

Being the East 210 feet of Lot No. 19 on the Map of Noel's Glen-Echo Subdivision, not of record, and described according to a copy of a survey thereof made by W. B. Southgate, Surveyor, in August, 1925, as follows:

Beginning at a point in the south margin of Graybar Lane, formerly Watkins Street, at the corner of lots Nos. 19 and 20, said point being 300 feet west of Belmont Boulevard; thence with the line between said lots, southerly 400 feet to a point; thence westerly 210 feet to the southeast corner of the Lindahl property; thence with their east line northerly 400 feet to the south margin of Graybar Lane; thence with the margin of the same, easterly 210 feet to the beginning.

THE PREVIOUS AND LAST CONVEYANCE being a Quitclaim Deed from Louise Sanford unto Melissa Sanford Duque the 18th day of July, 2011 of record in **Instrument #20110718-0054885,** Register's Office for Davidson County, Tennessee and deed from Melissa Duque, Executrix of the Estate of Edith I. Bridges to Louise Sanford of record in **20011218-0139480,** Register's Office for Davidson County, Tennessee.

unimproved ☐
This is ☐ property, known as 1613 Graybar Lane, Nashville, Tennessee 37215
improved

(House Number) (Street) (P.O. Address) (City or Town) (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 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 our hands this 8th day of October, 2021.

Louise Sanford
LOUISE SANFORD

Melissa Duque
MELISSA SANFORD DUQUE

State of ~~Tennessee~~ INDIANA
County of SPENCER

Personally appeared before me, the undersigned, a notary public in the aforesaid County and State, the within named LOUISE SANFORD, the within grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3 day of NOVEMBER, 2021.

Bruce Edmund Cissna
NOTARY PUBLIC

My commission expires:
12-2-2022

BRUCE EDMUND CISSNA
Notary Public - Seal
State of Indiana
Commission Number: 661087
My Commission Expires December 2, 2022

State of Tennessee
County of Putnam

Personally appeared before me, the undersigned, a notary public in the aforesaid County and State, the within named MELISSA DUQUE, the within grantors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8 day of October, 2021.

NOTARY PUBLIC

My commission expires:
12-21-2022

PUTNAM COUNTY, TN
NOTARY PUBLIC AT LARGE
WILLIAM D. BROWNELL