ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Fifth Third Bank, National Association 38 Fountain Square Plaza MD 10903K Cincinnati, Ohio 45263 Attn: SVP, EWS	064 16 0 009.00	Same as New Owner

Karen Johnson Davidson County
Batch# 826018 DEEDWARR
03/22/2022 11:01:30 AM 11 pgs
Fees: $58.00 Taxes: $3,422.50
20220322-0032734

This instrument prepared by: D. Mark Lineberry, Attorney at Law
P.O. Box 2155, Mt. Juliet, Tennessee 37121

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **LINEBERRY PROPERTIES, INC.**, a Tennessee corporation, and **CHARLES V. DUNCAN FAMILY TRUST UNDER THE WILL OF CHARLES V. DUNCAN, DATED MAY 29, 2002**, (the "***Grantors***"), have bargained and sold, and by these presents do transfer and convey with general warranty covenants to **FIFTH THIRD BANK, NATIONAL ASSOCIATION**, a federally chartered institution (the "***Grantee***"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "***Permitted Encumbrances***").

The Property is improved property located at 4715 Andrew Jackson Parkway, Hermitage, Davidson County, Tennessee, 37076.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

STATE OF Ohio
COUNTY OF Hamilton

The actual consideration or value, whichever is greater, for this transfer is $925,000.00.

Affiant

Subscribed and sworn to before me this 11th day of March, 2022.

Laura Kristine Napolitano
Notary Public
My Commission Expires: No Expiration Date

NOTARIAL SEAL
STATE OF OHIO
Laura Kristine Napolitano, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Grantors covenant with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantors covenant and bind themselves and their successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons, except claims arising under or by virtue of the Permitted Encumbrances.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer as of the 10th day of March, 2022.

GRANTOR:

LINEBERRY PROPERTIES, INC.,
a Tennessee corporation

By: _____
Name: Dewey Lineberry
Its: President

STATE OF TENNESSEE)
COUNTY OF Wilson)

Before me, the undersigned, Gregg W. Clarke a Notary Public in and for the State and County aforesaid, personally appeared Dewey Lineberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Lineberry Properties, Inc., the within named Grantor, a Tennessee corporation, and that as such President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 10th day of March, 2022.

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

_____
Notary Public

My Commission Expires: _____

{Additional Signature Pages to follow}

GRANTOR:

CHARLES V. DUNCAN FAMILY TRUST
UNDER THE WILL OF CHARLES V. DUNCAN,
DATED MAY 29, 2002

By: Felicia C. Duncan
Name: Felicia C. Duncan
Its: Trustee

)

STATE OF TENNESSEE
COUNTY OF WILSON)

Before me, the undersigned, Gregg W. Clarke, a Notary Public in and for the State and County aforesaid, personally appeared Felicia C. Duncan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of Charles V. Duncan Family Trust under the Will of Charles V. Duncan, dated May 29, 2002, the within named Grantor, and that as such Trustee, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Trustee.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 4 day of March, 2022.

Notary Public

My Commission Expires: _____

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

{Additional Signature Pages to follow}

GRANTOR:

CHARLES V. DUNCAN FAMILY TRUST
UNDER THE WILL OF CHARLES V. DUNCAN,
DATED MAY 29, 2002

Felicia C. Duncan

Felicia C. Duncan, Individually

STATE OF TENNESSEE)
COUNTY OF Wilson)

Before me, the undersigned, Gregg W. Clarke a Notary Public in and for the State and County aforesaid, personally appeared Felicia C. Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person executed the within instrument for the purposes therein contained, as such person's free act and deed.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 10th day of March, 2022.

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

Notary Public

My Commission Expires: _____

{Additional Signature Pages to follow}

GRANTOR:

CHARLES V. DUNCAN FAMILY TRUST
UNDER THE WILL OF CHARLES V. DUNCAN,
DATED MAY 29, 2002

By: Successor Co-Trustee
Name: Brad Duncan
Its: Successor Co-Trustee

)

STATE OF TENNESSEE
COUNTY OF Wilson)

Before me, the undersigned, Gregg W. Clarke, a Notary Public in and for the State and County aforesaid, personally appeared Brad Duncan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Co-Trustee of Charles V. Duncan Family Trust under the Will of Charles V. Duncan, dated May 29, 2002, the within named Grantor, and that as such Successor Co-Trustee, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Successor Co-Trustee.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 4 day of March, 2022.

Notary Public

My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

{Additional Signature Pages to follow}

GRANTOR:

CHARLES V. DUNCAN FAMILY TRUST
UNDER THE WILL OF CHARLES V. DUNCAN,
DATED MAY 29, 2002

Brad Duncan, Individually

STATE OF TENNESSEE)
COUNTY OF Wilson)

Before me, the undersigned, Gregg W. Clarke, a Notary Public in and for the State and County aforesaid, personally appeared Brad Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person executed the within instrument for the purposes therein contained, as such person's free act and deed.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 10th day of March, 2022.

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

Notary Public

My Commission Expires: _____

{Additional Signature Pages to follow}

GRANTOR:

CHARLES V. DUNCAN FAMILY TRUST
UNDER THE WILL OF CHARLES V. DUNCAN,
DATED MAY 29, 2002

By: _____, Co-Trustee
Name: Deana Kay Duncan Elwell
Its: Successor Co-Trustee

)

STATE OF TENNESSEE
COUNTY OF Wilson)

Before me, the undersigned, Gregg W. Clarke, a Notary Public in and for the State and County aforesaid, personally appeared Deana Kay Duncan Elwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Successor Co-Trustee of Charles V. Duncan Family Trust under the Will of Charles V. Duncan, dated May 29, 2002, the within named Grantor, and that as such Successor Co-Trustee, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Successor Co-Trustee.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 4 day of March, 2022.

_____
Notary Public

My Commission Expires: _____

GREGG W. CLARKE
WILSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
December 12, 2022

GRANTOR:

CHARLES V. DUNCAN FAMILY TRUST
UNDER THE WILL OF CHARLES V. DUNCAN,
DATED MAY 29, 2002

Deana Kay Duncan Elwell, Individually

STATE OF TENNESSEE)
COUNTY OF Wilson)

Before me, the undersigned, Gregg W. Clarke, a Notary Public in and for the State and County aforesaid, personally appeared Deana Kay Duncan Elwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person executed the within instrument for the purposes therein contained, as such person's free act and deed.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 10th day of March, 2022.

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

Notary Public

My Commission Expires: _____

{Additional Signature Pages to follow}

Exhibit A
Property

Land in Davidson County, Tennessee, being Lot No. C on the Plan of Section Two Jackson Square Comm. Sub of record in Plat Book 4885, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and except that parcel of land conveyed to the Metropolitan Government of Nashville and Davidson County by deed of record in Book 9088, page 671, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles V. Duncan Family Trust under the Will of Charles V. Duncan, dated May 29, 2002 by Quitclaim deed of record in Instrument No. 20190430-0039510 Register's Office for Davidson County, Tennessee. (as to 1/3 Interest)

Being the same property conveyed to Lineberry Properties, Inc. by Quitclaim deed of record in Instrument No. 20190712-0067972 Register's Office for Davidson County, Tennessee. (as to 2/3 interest)

Exhibit B
Permitted Encumbrances

1. Ad valorem real property taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 4885, Page 2, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 4910, Page 838, in the Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record in Instrument Number 20061027-0133265, in the Register's Office for Davidson County, Tennessee.

5. Storm Drainage Easement of record in Instrument Number 20061101-0135460, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Patrick S. Bennett, 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 March 11, 2022 (date of document).

Affiant Signature

March 11, 2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY