Karen Johnson Davidson County
Batch# 838838 DEEDWARR
04/13/2022 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $854.70
20220413-0042584

Name and Address of New Owner:
Gnashville Properties, LLC

Send Tax Bills To: 3308 Felicia St.
Nashville TN 37209

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 052-16-0A-029-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James Duer, an unmarried man,**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gnashville Properties, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, being Apartment Unit No. D-29, of Neely's Bend Condominiums, created under Title 64, Section 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-I of said Master Deed. Reference I s hereby made to the Plat of Neely' s Bend Condominiums of record in Book 5200, Page 200, said Register' s Office, to which plat reference is hereby made for a complete identification and description of such Unit.

Being the same property conveyed to James Duer from Try Properties, a Tennessee general partnership, successor in interest to Try Properties, L.P., by General Warranty Deed dated October 29, 2019 and recorded November 4, 2019 in Instrument #20191104-0113772, said Register's Office.

Property more commonly known as 1301 Neelys Bend Road, Unit #29, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of March, 2022.

(SEAL)
James Duer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of March, 2022, before me personally appeared James Duer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of March, 2022.

Notary Signature
My commission expires: 11/6/24

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $231,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 31st day of March, 2022.

Notary Signature
My commission expires: 11/6/24

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 3/31/22 (date of document).

Jennifer L. Pennell

3/31/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31 day of March, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

