Karen Johnson Davidson County
Batch# 844213 DEEDWARR
04/22/2022 11:41:30 AM 5 pgs
Fees: $28.00 Taxes: $858.40
20220422-0046795

Return To:
Thomas Kuhlman and Brittany Duffy
3289 Harpeth Springs Drive
Nashville, TN 37221

Order Number:
71000059

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED OF CONVEYANCE made and entered into on this 8th day of September, 2021, by and between **Elizabeth Duffy, an unmarried woman,** hereinafter known and referred to as **GRANTOR**, and **Thomas Kuhlman and Brittany Duffy, husband and wife, as joint tenants with right of survivorship,** whose tax mailing address is 3289 Harpeth Springs Drive, Nashville, TN 37221, hereinafter known and referred to as **GRANTEE;**

W I T N E S S E T H :

For and in consideration of the sum of Two Hundred Thirty-Two Thousand and No/100 Dollars ($232,000.00), cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor, by these presents, hereby bargains, sells, aliens, and conveys unto the Grantee, in fee simple, his/her/their heirs and assigns forever, with Covenant of General Warranty of Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection, a certain tract of real estate more fully described as follows:

FOR LEGAL DESCRIPTION AND SOURCE OF TITLE SEE ATTACHED EXHIBIT A

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

PCL 71000059DWAR01010104

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

ELIZABETH DUFFY

GRANTOR

STATE OF South Carolina)
)
Charleston COUNTY)

The undersigned, a Notary, does certify that on this 8th day of September, 2021, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **ELIZABETH DUFFY.**

Notary Public
My Commission Expires: 10/08/2030

Salangel Laney Graham
Notary Public, State of South Carolina
My Commission Expires 10/08/2030

PCL 71000059DWAR01010204

IN THIS OATH OF CONSIDERATION, I, or we, as Grantee(s) hereby swear or affirm that the actual consideration for this transfer is $232,000.00, to the best of the Grantee's knowledge, information and belief.

THOMAS KUHLMAN

BRITTANY DUFFY

AFFIANT

STATE OF Tennessee)
)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 8th day of September, 20 21, the foregoing was produced to me and was sworn to, acknowledged and delivered by **THOMAS KUHLMAN and BRITTANY DUFFY.**

Notary Public
My Commission Expires: 11/24/24

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Thomas Kuhlman and Brittany Duffy
3289 Harpeth Springs Drive
Nashville, TN 37221

Property Owner and Address:
Thomas Kuhlman and Brittany Duffy
3289 Harpeth Springs Drive
Nashville, TN 37221

CYNTHIA H LOFLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-24-2024

This instrument prepared without title examination by:
Bill W. Pemerton, Esq. (TN Bar ID: 024564)
735 Broad Street, Suite 306
Chattanooga, TN 37402

PCL 71000059DWAR01010304

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 83, AS SHOWN ON THE MAP ENTITLED RIVERBRIDGE COMMUNITY, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20030213-0019999, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same parcel conveyed to ELIZABETH DUFFY, an unmarried woman from GLENN S. STEIN, by virtue of a deed dated September 29, 2017, recorded October 2, 2017, as Instrument No. 20171002-0100795 County of Davidson, State of Tennessee.

Assessor's Parcel No: 141 06 0D 083.00

PCL 71000059DWAR01010404

202204220046795

Tennessee Certification of Electronic Document

I, PERRY LANZOTTI, do hereby make oath that I am a licensed attorney and/or the custodian 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 _____ (date of document).

Affiant Signature

Aug 18, 2021
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 18 day of August, 2021

Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026