Karen Johnson Davidson County
Batch# 854223 DEEDWARR
05/12/2022 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220512-0054749

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Bernita Duncan & Daryl Duncan
5206 Southfork Blvd
Old Hickory, TN 37138

SEND TAX BILL TO:

New Owner

MAP/PARCEL 063-16-0C-056.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Scott A. Knecht and wife, Cynthia H. Knecht, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Daryl Duncan and Bernita Duncan, husband and wife, and Dominique Duncan, an unmarried man, joint tenants with right of survivorship , hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 56 on the Plan of the Planned Unit Development (Private Elements), Phase One - Section Two, Hermitage Springs Estates, as shown by plat appearing of record as Exhibit A to Instrument No. 20031031-0160338, filed for record in Instrument No. 200107030070299, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Scott A. Knecht and wife, Cynthia H. Knecht by Warranty deed from R. J. York Homes, LLC of record in Instrument No. 20070523-0061210 Register's Office for Davidson County, Tennessee, dated May 21, 2007 and recorded on May 23

This is improved property known as: **5206 Southfork Blvd, Old Hickory, Tennessee 37138.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 2nd day of May, 2022.

WITNESS MY HAND on this the 2nd day of May, 2022.

Scott A. Knecht

Scott A. Knecht

Cynthia H. Knecht

Cynthia H. Knecht

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Scott A. Knecht and Cynthia H. Knecht,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 2nd day of May, 2022.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF Sumner

The actual value or consideration, whichever is greater, for this transfer is $345,000.00.

AFFIANT

Subscribed and sworn to before me this the 2nd day of May, 2022.

Jennifer Russell

NOTARY PUBLIC

My Commission Expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File No: 220208

Certificate of Authenticity

I, Katie Smith, 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 5/2/22.
Date

Affiant Signature

5/2/22
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 2 day of May, 2022.

Notary's Signature

My Commission Expires: 11.17.24

Notary's Seal (if on paper)

