Karen Johnson Davidson County
Batch# 857604 DEEDWARR
05/18/2022 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20220518-0057381

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10 DAY OF May, 2022.

NOTARY PUBLIC
My Commission expires: 8-27-22

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 22040056

Address of New Owner
Ciara Properties
510 South Main Street
Springfield, TN 37312

Send Tax Bills To:
Same

Tax Information:
038-00-0-090.00

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, **James D. Duncan, Jr and wife, Alisha M. Duncan,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Ciara Properties, a Tennessee General Partnership,** hereinafter called the **Grantee(s)**, its successor and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2, Sunset Strip Subdivision, Old Hickory Blvd., Whites Creek, Tennessee, of record in Plat Book 4300, Page 20, Register's Office for Davidson County, Tennessee (Field Book 14D, Book 11928, Map 38, Parcel 90, Davidson County, Tennessee), to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James D. Duncan, Jr. and wife, Alisha M. Duncan, by Warranty Deed from Mary Louise Duncan, unmarried, dated 10/18/2010 and recorded on 10/19/2010 in Instrument No. 20101019-0083681, Register's Office for Davidson County, Tennessee.

This is property generally located:
6305 Carney Road, Whites Creek, TN 37189

SUBJECT TO THE FOLLOWING:

1. 2022 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 4300, Page 20, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) its successors and/or assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), its successors and/or 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.

IN WITNESS WHEREOF, **James D. Duncan, Jr and Alisha M. Duncan** has/have caused this instrument to be executed, this the 10 day of May, 2022.

James D. Duncan, Jr

Alisha M. Duncan

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **James D. Duncan, Jr and Alisha M. Duncan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 10 day of May, 2022.

My commission Expires: 8.27.22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 5/10/22 (date of document).

L. Broner McCoy
Date: 5/10/22

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 10 day of May, 2022

NOTARY PUBLIC
My Commission expires: 8.27.22

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY