Name and Address of New Owner:
James Duer and Josephine Duer

Send Tax Bills To:
James Duer and Josephine Duer
345 Pleasant Green Drive
Goodlettsville, TN 37072

This Instrument Prepared By:
Monarch Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 26-13-0-002.00

Karen Johnson Davidson County
Batch# 859628 DEEDWARR
05/20/2022 11:07:17 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20220520-0058811

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 E. Sutton and Kimberly Sutton, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James Duer and Josephine Duer, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Goodlettsville Heights, Section 4, a plan of which is of record in Book 2133, page 43, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James E. Sutton and wife, Kimberly Sutton, aka Kimberly M. Myers Sutton, from James E. Sutton by Quitclaim Deed dated January 28, 2008 in Instrument #20080128-0008353, said Register's Office.

Being the same property conveyed to James E. Sutton from Kimberly M. Meyers Sutton and husband, James E. Sutton, by Warranty Deed dated December 11, 1998 and recorded December 17, 1998 in Book 11257, page 375, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 16th day of May, 2022.

_____ (SEAL)
James E. Sutton

_____ (SEAL)
Kimberly Sutton

STATE OF TENNESSEE
COUNTY OF

On this 16th day of May, 2022, before me personally appeared James E. Sutton and Kimberly Sutton, 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 16th day of May, 2022.

_____
Notary Signature
My commission expires: 11-22-2025

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

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 $450,000.00, 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 16th day of May, 2022.

_____
Notary Signature
My commission expires: 11-22-2025

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD