Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 881580 DEEDWARR
06/30/2022 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,168.20
20220630-0075751

39-B
File #22-1242

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William E. McCullough, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Zachary M. Duquette, an unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, and being all of Lot No. 2, Bess Estates Section I, according to Survey and plat of same appearing of record in Book 4460, page 154 and amended in Book 4935, Page 295, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to William E. McCullough by Warranty deed from Larry Randall Johnson, unmarried of record in Instrument No. 20210621-0083542 Register's Office for Davidson County, Tennessee, dated June 16, 2021 and recorded on June 21, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 143 Old Tusculum Road, Antioch, TN 37013.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Zachary Michael Duquette **143 Old Tusculum Road** **Antioch, TN 37013**	New Owner	**162-06-0-318.00**

WITNESS THE EXECUTION HEREOF this 23 day of June, 2022.

William E. McCullough

State of Nevada
County of Clark

On this 23 day of June, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William E. McCullough, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 04/07/2024

JACLYN MARIE MORTON
Notary Public, State of Nevada
No. 20-8965-01
My Appt. Exp. April 7, 2024

State of ~~Tennessee~~ Nevada
County of Clark

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 586,000.00.**

Affiant

Sworn and subscribed before me on this the 24th day of June, 2022.

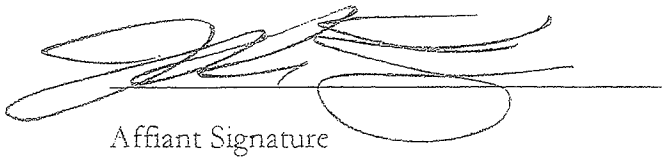
Notary Public

My Commission Expires: 04/07/2024

JACLYN MARIE MORTON
Notary Public, State of Nevada
No. 20-8965-01
My Appt. Exp. April 7, 2024

Certificate of Authenticity

I, Joshua A. Terry, 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 June 23rd 2022.



Affiant Signature

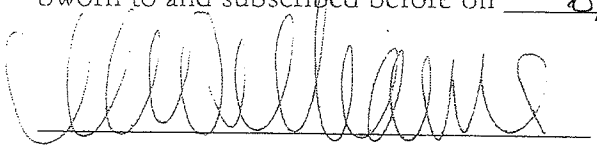
6/28/2022

Date

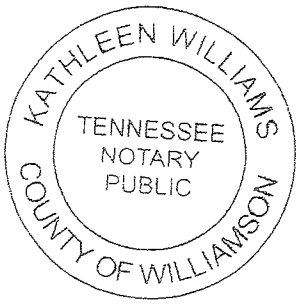
State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/28/2022.



Notary Public



My Commission Expires: 5.23.23