Karen Johnson Davidson County
Batch# 896457 DEEDWARR
08/01/2022 09:53:27 AM 2 pgs
Fees: $13.00 Taxes: $3,422.13
20220801-0087012

Prepared By & Return To:
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-22-3621

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $924,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of July, 2022

M. Catherine Clearwaters

Notary Public

Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Neale R. Bedrock and Pamela A. Bedrock 1616 4th Avenue North C Nashville, TN 37208	New Owner	082-05-0U-005. 00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Peter L. Duncanson and Cynthia K. Duncanson, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Neale R. Bedrock and Pamela A. Bedrock, a married couple

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 13, Fourth and Garfield, as shown in the Declaration of Protective Covenants Conditions and Restrictions for Fourth and Garfield, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), of record in Instrument Number 20150807-0079079, as amended by First Amendment of record in Instrument Number 20170810-0081961, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Peter L. Duncanson and Cynthia K. Duncanson,

husband and wife by Warranty deed from 4th & Garfield LLC, a Georgia Limited Liability Company of record in Instrument No. 20190712-0068223 Register's Office for Davidson County, Tennessee, dated June 27, 2019 and recorded on July 12, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1616 4th Avenue North, C, Nashville, TN 37208

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 we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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.

Dated this the 29th day of July, 2022.

Peter L. Duncanson

Cynthia K. Duncanson

STATE OF TENNESSEE
COUNTY OF WILSON

On this 29th day of July, 2022, before me personally appeared Cynthia K Duncanson and Peter L Duncanson, 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 29th day of July, 2022.

Notary Signature
My commission expires:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2026