Karen Johnson Davidson County
Batch# 934989 DEEDWARR
10/28/2022 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20221028-0116614

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Dieta M. Duncan
Affiant

Subscribed and sworn to before me, this 27th day of October, 2022.

Debra Paulsson
Notary Public
My commission expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stuart I. Duncan **Dieta M. Duncan**	**Guaranteed Rate Inc.**	**02607010200**
970 Bluejay Way ~~**108 Corbridge Ct**~~	**3940 N Ravenswood Ave**	
Gallatin, TN 37066 ~~**Goodlettsville, TN 37072**~~	**Chicago, IL 60613**	

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 ACKNOWLEDGE, WE,

Denise L Martin, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stuart I. Duncan and Dieta M. Duncan, husband and wife

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 Lot No. 76, on the Resubdivision of Windsor Green Phase I, Section III, Lot Nos. 73-87, of record in Book 6200, Page 366, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Denise L Platt, unmarried, by Warranty Deed from Carolyn Jane Coker Egbers, married, dated August 9, 2002, of record in Instrument No. 20020816-0099465, in the Register's Office for Davidson County, Tennessee. Oath is hereby made the Denise L Platt is now known as Denise L Martin. Vernon Martin joins in this conveyance to transfer any and all interest in subject property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 108 Corbridge Ct, Goodlettsville, TN 37072.

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 do 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 in 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.

Denise L Martin Date: 10-27-2022
Denise L Martin

Vernon R. Martin Date: 10-27-2022
Vernon Martin

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Denise L Martin and Vernon Martin, the within named Grantor(s), 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.

Witness my hand, at office, this 27th day of October, 2022.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Jennifer Russell, 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 10/27/2022.
Date

Jennifer Russell
Affiant Signature

10/27/2022
Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 27th day of October, 2022

D Paulsson
Notary's Signature

My Commission Expires: 10-21-2024

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER