39B

Karen Johnson Davidson County
Batch# 946461 DEEDWARR
12/01/2022 10:48:49 AM 2 pgs
Fees: $13.00 Taxes: $1,397.77
20221201-0125812

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $377,777.00

Affiant

Subscribed and sworn to before me, this 21st day of November, 2022

Notary Public
My commission expires 5/3/24

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jay Skinner **Cara Skinner**	**Legends Bank**	**065-09-0-011.00**
4896 Big Horn Dr	**301 N. First Street**	
Old Hickory, TN 37138	**Clarksville, TN 37040**	

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,

Lindsay L. Duke (formerly Lindsay L. Robinson) and Harold M Duke, wife and husband

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

Cara Skinner and Jay Skinner, wife and husband

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. 41, on the Plan of Sherwood Forest, Section II, of record in Book 4300, Page 125, 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 Lindsay L Robinson, a single woman, and Harold M Duke, a single man, as joint tenants with right of survivorship, by Warranty Deed from Billie J Mercer, unmarried, dated May 24, 2018, of record in Instrument No. 20180530-0051514, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Lindsay L Robinson is now known as and is one and the same person as Lindsay L Duke.

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 4896 Big Horn Dr, Old Hickory, TN 37138.

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.

Lindsay L Duke Date: 11-21-22

Harold M Duke Date: 11/21/22

STATE OF Alabama

COUNTY OF Baldwin

Personally appeared before me, a Notary Public of said County and State, Lindsay L Duke and Harold M Duke, 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 21 day of November, 2022.

NOTARY PUBLIC

My Commission Expires: 2/19/25

