Karen Johnson Davidson County
Batch# 949150 DEEDWARR
12/08/2022 08:07:30 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20221208-0127755

STATE OF TENNESSEE }
COUNTY OF WILSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Ashley Duke
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th DAY OF December, 2022.

S. Nixon Pressley
NOTARY PUBLIC
My Commission expires: 01/26/2025

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 22110046

Address of New Owner
Ashley Duke, et al
1329 Mercury Drive
Nashville, TN 37217

Send Tax Bills To:
~~Same~~
UNITED WHOLESALE MORTGAGE, LLC
PO BOX 650530
DALLAS, TX 75265-0530

Tax Information:
120-02-0-176.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Erin Gregory, an unmarried individual,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Ashley Duke, a single woman, and Jason Polk, a single man,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Stardust Acres of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 110 fronts on the southerly margin of Mercury Drive for 100 feet and extends back 100 feet on the Easterly line and 137 feet on the Westerly line to a dead line in the rear measuring 107 feet thereon.

Being the same property conveyed to Erin Gregory, an unmarried individual, by Warranty Deed from Michelle W. Kilkenny and Matthew C. Kilkenny, wife and husband, dated 05/05/2017 and recorded on 05/05/2017 in Instrument No. 20170505-0045117, Register's Office for Davidson County, Tennessee.

This is property generally located:
1329 Mercury Drive, Nashville, TN 37217

SUBJECT TO THE FOLLOWING:

1. 2022 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 1424, Page 92, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Easement(s) as set out in the Restrictive Covenants of record at Book 1682, Page 1, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

4. Water Line Easement of record at Book 1710, Page 98, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
5. Agreement for Dedication of Easement for Sanitary Serews and/or Storm Drainage of record at Book 4116, Page 652, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Erin Gregory** has caused this instrument to be executed, this the 6 day of Dec, 2022.

Erin Gregory

STATE OF _____
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Erin Gregory,** 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.

This the 6 day of Dec, 2022.

My Commission expires: 7/25/26

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the **7th** day of **December**, 2022.

12/07/2022

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this **7th** day of **December**, 2022.

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023