Karen Johnson Davidson County
Batch# 952301 DEEDWARR
12/16/2022 08:57:42 AM 2 pgs
Fees: $13.00 Taxes: $1,205.28
20221216-0130214

WARRANTY DEED

DUKE-T22244

CARL B. ALLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,750.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th DAY OF December, 2022.

(Affix Seal) Notary Public

My Commission Expires: 2.8.24

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Amanda Duke		026-07-0-126.00
105 Cambridge Ct.	Same	
Goodlettsville, TN 37072		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **JENNIFER LYNN SMITH, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **AMANDA DUKE, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Lot No. 204 on the Plan of Windsor Green, Phase II, Section I, as shown by plat of record in Plat Book 6250, page 989 and corrected in Book 7205, page 890, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jennifer Lynn Smith, unmarried by deed from Fannie Mae a/k/a Federal National Mortgage Association, by Wilson & Associated, P.L.L.C, dated 10-4-11 of record in Instrument #20111101-0084853, Register's Office for said County.

( ) unimproved
This is (X) improved property known as 105 Cambridge Ct., Goodlettsville, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Witness my/our hand(s) this 12th day of December, 2022 :

Jennifer Lynn Smith,

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, Angela Hyde, a Notary Public in and for said County and State, the within named JENNIFER LYNN SMITH, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 12th day of December, 2022.

Notary Public

My Commission Expires: 10/21/24

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024