Karen Johnson Davidson County
Batch# 955306 DEEDWARR
12/27/2022 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20221227-0132654

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $365,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th day of December, 2022.

My commission expires:

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026 WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Charles Williamson	SAME AS NEW OWNER	084-14-0-070.00
(NAME)	(NAME)	
9900 S. Thomas Drive, Unit 2309		
(ADDRESS)	(ADDRESS)	
Panama City Beach, FL 32408		

Warranty Deed

For and in Consideration of the sum of $10.00 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 **Nancy Lee Duncan, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Charles Williamson**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 134, as shown on the map entitled Plan of Walnut Grove, of record in Book 2133, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ESTEL LEE DUNCAN AND WIFE, NANCY LEE DUNCAN, by deed from WILLIAM G. RALSTON AND WIFE, JANE T. RALSTON, of record in Book 4468, page 761, dated December 22, 1970, said Register's Office.

ESTEL LEE DUNCAN died on or about March 16, 2022, leaving NANCY LEE DUNCAN as the surviving tenant by the entirety.

This property is __unimproved _X_improved property known as: 212 Barker Road, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 16th day of December, 2022.

Nancy Lee Duncan by Kateena L. Jones her attorney-in-fact.

Nancy Lee Duncan by Kateena L. Jones
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Kateena L. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Nancy Lee Duncan and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 202212270132653___ Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 16th day of December, 2022.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Celia Stewart-Rouse, 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 12/16/22.

Date

Celia Stewart-Rouse

Affiant Signature

12/16/22

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 16th day of December, 2022.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202212270132654