Special Warranty Deed

Karen Johnson Davidson County Batch# 956843 DEEDWARR 12/30/2022 11:58:30 AM 3 pgs Fees: $18.00 Taxes: $1,331.63 20221230-0133960	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $359,900.00. Affiant Subscribed and sworn to before me, this the 28th day of December, 2022. Notary Public My commission expires: 3/3/26

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Number
Dayne R. Baughman	First Farmers & Merchants Bank	071-07-0Q-004.00CO
102 Duke Street, Unit 4	816 South Garden Street	
Nashville, TN 37207	Columbia, TN 38401	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **102 DUKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAYNE R. BAUGHMAN, UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit 4, on the Plan of The Eason Townhomes, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Eason Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210805-0105494, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to 102 Duke LLC, a Tennessee Limited Liability Company by Special Warranty Deed from MWC LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190905-0089618 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 05, 2019.

Being a portion of the same property conveyed to 102 Duke LLC, a Tennessee Limited Liability Company by Quitclaim Deed from MWC LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190905-0089619 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 05, 2019.

Being a portion of the same property conveyed to 102 Duke LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Joyce Barnhill, a Tennessee resident of record in Instrument No. 20200424-0043376 Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on April 24, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 102 Duke Street, Unit 4, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of December, 2022.

102 Duke, LLC, a Tennessee Limited Liability Company

By: _____
Frank E. Neal, IV, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank E. Neal, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of 102 Duke, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 28th day of December, 2022.

_____
Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 12.28.22 (date of document).

Regina Sullo
Affiant Signature

12.29.22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29 day of December, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

