Karen Johnson Davidson County
Batch# 966451 DEEDWARR
02/02/2023 11:51:30 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20230202-0007731

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/3/26
(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2022-15659NSH

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| 2450 Enterprises, Inc., a Tennessee corporation | 2450 Enterprises, Inc., a Tennessee corporation | 09206035800 |
| (NAME) | (NAME) | |
| 505 Clubhouse Court | 505 Clubhouse Court | |
| (ADDRESS) | (ADDRESS) | |
| Antioch TN 37013 | Antioch TN 37013 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Fifty Thousand And No/100 Dollars ($150,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CAROL DENISE DUNCAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2450 ENTERPRISES, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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 Number 38 on the Map of L. C. Thuss Subdivision of a part of the Barrow Lands, as of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee. SAID Lot Number 38 fronts on the easterly aide of 29th Avenue, North and runs back between parallel lines 150 feet more of less to an alley.

Being the same property conveyed to Powell Duncan and wife, Elvyn Duncan by Deed from Elnora Watkins, an unmarried woman of record in Book 1148, page 658, Register's Office for Davidson County, Tennessee. Further conveyed to Selene A. Nicholson by Quitclaim Deed from Evlyn Duncan, of record in Book 7138, page 253, said Register's Office. Further conveyed to Carol Duncan, with a life estate retained by Selene A. Nicholson by Deed dated August 27, 2004 from Selene A. Nicholson of record in Instrument No. 20040827-0104005, said Register's Office. The said Selene A. Nicholson died on September 10, 2006, terminating her life estate.

unimproved ☐
This is improved ☒ property, known as 734-B 29th Avenue North, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 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 GRANTEES, their successors 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 our hands this 31st day of January, 2023.

Carol Denise Duncan

STATE OF TENNESSEE
COUNTY OF Williamson

On this 31st day of January 2023, before me personally appeared **Carol Denise Duncan**, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 31st day of January, 2023.

Commission Expires: 8/3/26

ANDREW H. MALONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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 1/31/2023 (date of document).

Affiant Signature
Date 1/31/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 31 day of January, 2023

Notary's Signature
MY COMMISSION EXPIRES: 6/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY