23593
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 992811 DEEDWARR
04/17/2023 12 04 39 PM 2 pgs
Fees $13 00 Taxes $1,082 25
20230417-0027951

WARRANTY DEED

Address New Owner(s):
Anthony Assi
222 Jacksonian Drive
Hermitage, TN 37076

Send Tax Bills to:
Anthony Assi
298 33rd Avenue, North
Nashville, TN 37209

Map/Parcel: 07513000200

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Linda Duke, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey all of my/our interest unto **Anthony Assi, an unmarried man**, hereinafter called the Grantees, 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. 173 on the Plan of Hermitage Hills, Section 2 (Revised), of record in Book 2900, page 112, Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Kirk Duke and wife, Linda Duke by Warranty Deed from Gary L. Breeden and wife, Rosemary Breeden, dated April 30, 1999, and filed in Book 11461, page 252, Register's Office for Davidson County, Tennessee. The said Kirk Duke having conveyed his interest to Linda Duke by Quitclaim Deed dated March 30, 2006, and filed on April 27, 2006, at Instrument No. 20060427-0048308, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: Taxes for 2023 and subsequent years and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 222 Jacksonian Drive, Hermitage, TN 37076

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, his heirs and assigns forever; and we do covenant with said GRANTEE 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 GRANTEE, his 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) as on the date shown on the Notary forms.

Linda Duke

Linda Duke

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Duke , 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 seal at Nashville, TN, this the 12th day of April, 2023.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

My Commission Expires: 3/3/26 Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $292,500.00

Affiant

Subscribed and sworn to before me this 12 day of April , 2023.

My Commission Expires: 1/8/24 Notary Public

KIMBRA R. ROUSH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN