600 030075-3 BOX #14

WARRANTY DEED

MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MIKE BOYD STATE OF TN NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$191,600.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of May, 2023.

Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 999510 DEEDWARR
05/04/2023 10 20 25 AM 2 pgs
Fees $13 00 Taxes $708 92

20230504-0033121

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Jeffrey Lynn Hale, Trustee and Mary Lou Thompson Hale, Trustee	**"New Owners"**	**Map 150-09-0-047.00**
134 Timber Hills Drive		
Hendersonville TN 37075		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael Duffey, unmarried, and John W. Duffey, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey Lynn Hale, Trustee of the Jeffrey Lynn Hale Revocable Trust U/A/D May 3, 2018, as to an undivided fifty (50%) percent interest, and

Mary Lou Thompson Hale, Trustee of the Mary Lou Thompson Hale Revocable Trust U/A/D May 3, 2018, as to an undivided fifty (50%) percent interest

AND ANY AMENDMENTS THERETO, HEREINAFTER CALLED THE GRANTEES, OR HIS/HER SUCCESSORS IN TRUST, 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 No. 213 on the Plan of Forest View Park, Section One, of record in Plat Book 3700, Page 110. Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Erskine Duffey and wife, Eva Estes Duffey, by Deed from Hurbert E. Power and wife, Mary Julie Power, of Book 5143, Page 261, Register's Office for Davidson County, Tennessee.

THE said Eva Estes Duffey died on March 25, 1998, leaving Erskine C. Duffey as the surviving tenant by the entirety. The said Erskine C. Duffey died intestate on October 30, 2010, leaving his sons, Michael Duffey and John W. Duffey as his sole heirs at law. The published obituary of Erskine Duffey also recites that he had two (2) sons, namely John W. Duffey and Michael Duffey. See also Affidavits of Heirship recorded as Instrument Nos. 20230504-0033118 **and** 20230504-0033119**, said Register's Office.**

THE said property was subsequently sold at tax sale to G. Co. Investments, LLC, by the Metropolitan Government by Delinquent Tax Sale. Report of Sale of record in Instrument No. 20170703-0066458, recorded July 3, 2017, Register's Office for Davidson County, Tennessee.

The said John W. Duffey has quitclaimed his ½ interest, or his right of redemption, in said property to Jeff Hale, a married man, by Quitclaim Deed dated September 05, 2017, of record in Instrument No. 20170907-0091885, said Register's Office.

The said property having since been redeemed and was vested or re-vested in the Estate & Heirs of Erksine C. Duffey from the Metropolitan Government of Nashville and Davidson County in its own capacity and for

the use and benefit of the State of Tennessee. by Decree for Redemption, filed in Chancery Court for Davidson County, Tennessee, Tax Action No. 16-318-I, a copy of which is recorded as Instrument No. 20230413-0027152, Register of Deeds for Davidson County, Tennessee.

The said John W. Duffey had previously quitclaimed his ½ interest and/or his right of redemption to Jeff Hale. However, the property has since been redeemed out of a tax sale and the said John W. Duffey is joining in the conveyance to confirm that he has conveyed or is conveying all of his interest in the property to Jeff Hale. Michael Duffey is now also conveying all of his interest in the property to the within named Grantee. It is expected that Jeff Hale will separately quitclaim any interest in the property he holds to the within named Grantees.

THE conveyance of the above-described parcel of land is subject to the following:

1. **The Plan of record in Plat Book 3700, page 110, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Restrictive Covenants contained in instrument of record in Book 4115, page 674, said Register's Office. NOTE: Said Restrictions are not applicable to portions thereof that have already expired.**
3. **Easement granted to Gulf Interstate Gas Company, of record in Book 2244, page 13, said Register's Office.**
4. **Easement granted The Tennessee Power Company of record in Book 437, page 21, said Register's Office.**
5. **Right of Way Agreement granted Columbia Gulf Transmission Company, of record in Book 3463, page 679, said Register's Office.**
6. **Easement acquired by Colonial Pipeline Company, Dockett No. 71959, of record in Minute Book 5, page 381, Fifth Circuit Court of Davidson County, Tennessee, and filed by Order of record in Book 3852, page 679, said Register's Office.**
7. **Taxes for the current year and any subsequent years, not yet due and payable, which shall be paid by the Grantee herein.**

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as **2545 Forest View Drive, Antioch, TN 37013**

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 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 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 **3rd** day of **May, 2023.**

Michael Duffey

John W. Duffey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Michael Duffey and John W. Duffey,** the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **May, 2023.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON