Karen Johnson Davidson County
Batch# 1000276 DEEDWARR
05/05/2023 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230505-0033622

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Hannah Steele
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2023.

Notary Public
MY COMMISSION EXPIRES:
File No. 23-18544

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF TRUDY MILLIKEN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Shaun Steele and Hannah Steele (NAME) 609 Swinging Bridge Rd. (STREET ADDRESS) Nashville TN 37138 (CITY) (STATE) (ZIP)	Bank of America, N.A. (NAME) 4500 Amon Carter Boulevard, TX2-979-01-02 (STREET ADDRESS) Fort Worth, TX 76155 (CITY) (STATE) (ZIP)	43-4-27.00 & 43-4-60.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Misty Duke, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shaun Steele and Hannah Steele, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Parcel No. 1:

LAND in Davidson County, Tennessee, described as follows, to-wit:

A parcel of land, being part of Tract 3 as shown on an unrecorded property line survey describing tracts 1 through 4 of the W. A. Webster property described in Deed Book 1606, page 519, Register's Office for Davidson County, Tennessee, said survey prepared by Cummings Surveying Company, September 29, 1968.

SAID parcel of land, being part of Tract 3 is described as commencing at a point in the southwest corner of a .76 acre tract of land that lies south of Swinging Bridge Road; thence, South 47° 47' East 165.0 feet to a point, said point being South 44° 05' West 200.0 feet from a point located on the South side of Swinging Bridge Road; thence South 44° 05' West 147.48 feet to a point located on the northerly margin of Tract 2; thence North 47° 47' West 165.0 feet to a point; said point located on the northwest corner of Tract 2; thence North 44° 05' East 147.48 feet to the point of beginning.

Parcel No. 2:

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at an iron pin on the Swinging Bridge Road, approximately 225 feet West of Scenic View Drive in Old Hickory, Tennessee and proceeding in a straight line South 44° 47' west 200 feet to an iron pin; thence North 47° 43' West 165 feet to an iron pin; thence North 44° 47' East 200 feet to an iron pin; thence along the margin of the Swinging Bridge Road South 47° 43' East 165 feet to the point of beginning, according to a survey made by Ralph W. C. Lambert on May 30, 1955, containing 0.75 acre more or less.

Being the same property conveyed to Daryl Duke and wife, Misty Duke by Quitclaim Deed dated July 28, 2016 from Mildred Jane Duke, recorded July 28, 2016, in Instrument Number 20160728-0078066, Register's Office for Davidson County, Tennessee.

The said Daryl Duke having since died on March 1, 2023, thereby vesting subject property in Misty Duke as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 609 Swinging Bridge Road, Nashville, TN 37138 and 609 B Swinging Bridge Road, Nashville, TN 37138.

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 heirs 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 heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 5th day of May, 2023.

Misty Duke

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 5th day of May, 2023, before me personally appeared Misty Duke, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of May, 2023.

Notary Signature
My commission expires:

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 5/5/23 (date of document).

Affiant Signature

5/5/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 5th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY