Karen Johnson Davidson County
Batch# 1008517 DEEDWARR
05/26/2023 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20230526-0040112

ADDRESS NEW OWNER AS:
William C. Mason
425 Wilkinson Lane
White House, TN 37188

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Map/Parcel 043-09-0-228.00

THIS DEED OF CONVEYANCE, executed and delivered by **Billy Duke, Jr.**, married, and **Charles Duke**, married, hereinafter called the Grantors, to **William C. Mason**, unmarried, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being the east 75 feet of Lot 42, Block "B", Map of Woodlawn Estates, of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Said part of Lot 42 fronts 75 feet on the southerly side of Dupont Avenue and runs back between parallel lines 165 feet to a dead line.

Plat Matters: The above-described property is subject to easements, setback lines, notes, environmental and conservation notes and all other matters as indicated on the plan of Block "B", Map of Woodlawn Estates, of record in Book 843, page 822, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Billy Duke, Jr, and Charles Duke, by quitclaim deed from Virginia Johnson, recorded December 20, 2011 in Instrument No. 20111220-0099346, Register's Office for Davidson County, Tennessee, with Virginia Johnson retaining a life estate interest. Virginia Johnson died on June 19, 2014 thereby terminating the life estate.

The property conveyed herein has never been the marital residence of either Grantor.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantors further covenant with the Grantee, heirs and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantee that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on the dates indicated in the notary acknowledgements below.

BILLY DUKE, JR.

CHARLES DUKE

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Billy Duke, Jr,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 26th day of May, 2023.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles Duke**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 26th day of May, 2023.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$205,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 25th day of May, 2023.

My Commission Expires:_____ NOTARY PUBLIC/Register

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

Certificate of Authenticity

I, Gary L. Dillihay, 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 May 26th.

Date

Affiant Signature

5-26-23

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 26th day of May, 2023

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

TAMMY RUSH
NOTARY PUBLIC
TENNESSEE
STATE OF
ROBERTSON COUNTY
My Commission Expires November 27, 2022