Karen Johnson Davidson County
Batch# 1015528 DEEDWARR
06/15/2023 11:07:49 AM 2 pgs
Fees: $13.00 Taxes: $10,952.00
20230615-0045720

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSO

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,960,000.00.

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

File No.: RES-23-1807

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
The Harry Benjamin Trust	New Owner	131 07 1G 002.00 CO
(NAME)	(NAME)	
1807 Castleman Dr. Nashville, TN 37215		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **J.P. DUNCAN, III AND JAMIE DUNCAN, A MARRIED COUPLE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **THE HARRY BENJAMIN TRUST**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2 established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 4401 Hunt Place, a Horizontal Property Regime, of record in Instrument Number 20180221-0016651, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Build Nashville DB2, LLC, a business entity, from Raymond Frank Johnson, a married person, Robert Edward Johnson, a married person, William Elzie Johnson, an unmarried person, Sondra Mosier Dean, a married person, Andrew Kyle Mosier, a married person, as Devisees under the Last Will and Testament of Willie Frank Johnson, by Warranty Deed dated February 18, 2018, recorded February 21, 2018, in Instrument No. 20180221-0016650, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to J.P. Duncan, III and Jamie Duncan, husband and wife, by Quitclaim Deed from Build Nashville DB2, LLC, dated February 12, 2018, recorded March 6, 2018, in Instrument No. 20180306-0021060, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1807 Castleman Drive, Nashville, TN 37215
(House Number) (Street) (City or Town) (State) (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 heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 14th day of June, 2023.

J.P. Duncan, III

Jamie Duncan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of June, 2023, before me personally appeared J.P. Duncan, III and Jamie Duncan, 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 14th day of June, 2023.

Notary Signature
My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171