Karen Johnson Davidson County
Batch# 1021343 DEEDWARR
06/30/2023 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,353.20
20230630-0050219

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544749** MARY KATHRYNE LAWSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/08/2026 DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $636,000.00. Affiant Subscribed and sworn to before me, this 29th day of June, 2023. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Tyler J. Duncan and Brianne N. Duncan 743 Harpeth Parkway West Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-14-0-042.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert S. Tadlock and Annaclaire Tadlock, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Tyler J. Duncan and Brianne N. Duncan, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 57, as shown on the map entitled Harpeth Valley Park Section 1, of record in Plat Book 3600, pages 93 and 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT S. TADLOCK AND ANNACLAIRE TADLOCK, HUSBAND AND WIFE, by deed from JOSHUA D. FOLSOM AND STEPHANIE D. FOLSOM, HUSBAND AND WIFE, of record in Instrument No. 20220912-0101609 , dated September 7, 2022 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 142-14-0-042.00.

Matters shown on the Plan of record in Plat Book 3600, pages 93 and 94, said Register's Office. Restrictive Covenants contained in instrument of record in Book 3857, page 858, said Register's Office.

This is improved property located at 743 Harpeth Parkway West Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 2023.

Robert S. Tadlock

Annaclaire Tadlock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert S. Tadlock and Annaclaire Tadlock, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2023.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 June 29, 2023.

Affiant Signature

6/29/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 29 day of June, 2023.

Notary Public

Notary's Seal:

