Karen Johnson Davidson County
Batch# 1034398 DEEDWARR
08/03/2023 02 32 33 PM 2 pgs
Fees $13 00 Taxes $25,992 50
20230803-0060177

PREPARED BY (AND RETURN TO).
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref (DL) Title No.: 63146
Dav. Co File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael Duffer 717 Lakeshore Point Old Hickory, TN 37138	New Owner

TAX MAP PARCEL NUMBERS: 11710000900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$7,025,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Duke & Duke, LLC, a Tennessee limited liability company,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Duffer, single,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Part of Lot No 16, of Block No. 4, Woodmont Estates of record in Book 8250, page 966, revising Book 974, page 29, Register's Office for said County, to which Plan reference is made for a more complete description

Being the same property conveyed to Duke & Duke, LLC by Warranty Deed from Robert M Wheatley and wife, Sue J. Lee, dated March 28, 2019 and recorded on March 29, 2019, of record in Inst No. 20190329-0028722, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years, The Plan of record in Book 8250, page 966, revising Book 974, page 29, said Register's Office, shows an owner's certificate, a 15 foot N.E.S. easement along the rear line, a 20 foot easement for public utility purposes along the northerly front line of said lot, a 25 foot N E.S easement along the northwesterly side line, and a 20 foot sanitary sewer easement across a portion of said lot, Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4083, page 847, said Register's Office, Issuance of Gas/Mechanical, Electrical and Plumbing Permit by the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 11605, page 310, said Register's Office, Restrictive Covenant for Mother-In-Law Apartment of record in Instrument No 20000502-0043918, said Register's Office

This is improved property, known as 2315 Woodmont Boulevard, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of August, 2023

Duke & Duke, LLC

By: _____

Deborah A. Bailey, Sole Member and Manager

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Deborah A. Bailey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Sole Member and Manager,** (or other officer authorized to execute this instrument) of **Duke & Duke, LLC**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the limited liability company as such officer

Witness my hand and official seal, at office in Davidson County Tennessee this the 1st day of August, 2023

My Commission Expires _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $7,025,000.00.

Affiant _____

Sworn and subscribed before me this 1st day of August, 2023

My Commission Expires _____

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Notary _____