Karen Johnson Davidson County
Batch# 1057917 DEEDWARR
10/05/2023 09 46 00 AM 2 pgs
Fees. $13 00 Taxes $2,327 30
20231005-0078383

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1141

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $629,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of September, 2023

Notary Public

Commission Expires: 7/6/26

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON SUSAN L HEINRICH

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sidney Duke and William Duke Jr. 1412 A Chester Avenue Nashville, TN 37206	Same / new owner	072-14-4N-001.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Jonathan Ameen and Margaret Ameen, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sidney Duke and William Duke, Jr., joint tenants with Right of Surviorship

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:

Land in Davidson County, Tennessee, being Unit A, on the plan of 1412 A Chester Avenue, A Planned Unit Development (with Private Elements), as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170810-0081988, as corrected in Instrument No. 20180502-0041575, Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jonathan Ameen and Margaret Ameen, husband and wife by Warranty deed from DAC Homebuilders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180611-0055624 Register's Office for Davidson County, Tennessee, dated May 30, 2018 and recorded on June 11, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1412 A Chester Avenue, Nashville, TN 37206.

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 so 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. 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.

Dated this the 29th day of September, 2023.

Jonathan Ameen

Margaret Ameen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of September, 2023, before me personally appeared Jonathan Ameen and Margaret Ameen, 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 29th day of September, 2023.

Notary Signature
My commission expires: 7/6/26

