Warranty Deed

Karen Johnson Davidson County Batch# 1081446 DEEDWARR 12/13/2023 11:40:30 AM 3 pgs Fees: $18.00 Taxes: $1,147.00 20231213-0095994	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $310,000.00. Affiant Subscribed and sworn to before me, this the 1st day of December, 2023. Notary Public My commission expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nicholas Burton	**NEW OWNER**	071-07-0Q-009.00-CO
102 Duke Street #9		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **102 DUKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS BURTON, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 9, on the Plan of The Eason Townhomes, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Eason Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210805-0105494 and amended in Instrument No. 20220614-0067968, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to 102 Duke LLC, a Tennessee limited liability company by Special Warranty deed from MWC LLC, a Tennessee limited liability company of record in Instrument No. 20190905-0089618 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 05, 2019.

Being a portion of the same property conveyed to 102 Duke LLC, a Tennessee limited liability company by Quitclaim deed from MWC LLC, a Tennessee limited liability company of record in Instrument No. 20190905-0089619 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 05, 2019.

Being a portion of the same property conveyed to 102 Duke LLC, a Tennessee limited liability company by Special Warranty Deed from Joyce Barnhill, a Tennessee resident of record in Instrument No. 20200424-0043375 Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on April 24, 2020.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Being a portion of the same property conveyed to 102 Duke LLC, a Tennessee limited liability company by Quitclaim deed from Joyce Barnhill of record in Instrument No. 20200424-0043376 Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on April 24, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 102 Duke Street #9, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of December, 2023.

102 Duke, LLC, a Tennessee Limited Liability Company

By: _____

Frank E. Neal, IV, Authorized Agent

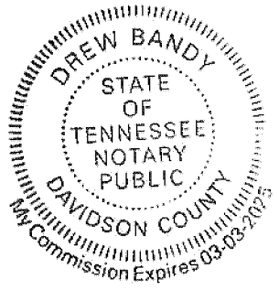
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank E. Neal, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of 102 Duke, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 1st day of December, 2023.

_____
Notary Public

My Commission Expires: 3·3·25



Certificate of Authenticity

I, Elizabeth Yerger, 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 **December 1, 2023**.

Affiant Signature

December 12, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

12th day of **December**, 20**23**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires