WARRANTY DEED

Karen Johnson Davidson County
Batch# 1087593 DEEDWARR
01/02/2024 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20240102-0000194

JM-P-23-1428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

KATHERINE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires January 28, 2026

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Duckworth and Sherilyn Duckworth	**NEW OWNER**	
(NAME)	(NAME)	**072-04-0-445.00**
1428 McAlpine Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **TYNELEA PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL DUCKWORTH AND SHERILYN DUCKWORTH,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2, of Re-Subdivision of Portions of Lots 10 & 11 Block "D", in Country Club Estates, as shown by plat of record in Instrument No. 20220215-0017547, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Tynelea Partners, GP by General Warranty Deed from Charles V. Boyd, Jr, a 1/3rd undivided interest and Linda J. Brown, a 1/3rd undivided interest and Susan D. Baker, a 1/3rd undivided interest, dated January 8, 2021 and recorded January 11, 2021 in Instrument No. 20210111-0004749, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 843, Page 95 and Plat Instrument No. 20220215-0017547, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 954, Page 569, Book 954, Page 686 and Book 1109, Page 45, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 4191, Page 25 and Book 4191, Page 28, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restriction and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20230920-0074000, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1428 McAlpine Ave, Nashville, Tennessee 37216**.

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), 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.

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 9-2559-KS

Witness my/our hand(s) this the 29th DAY OF DECEMBER, 2023.

Tynelea Partners, GP

BY: _____
Thomas W. Smith II
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS W. SMITH II, signing for TYNELEA PARTNERS, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of TYNELEA PARTNERS, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of December, 2023.

_____
Notary Public
My Commission Expires: 5-5-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 12-29-23

Kathy Smith
Affiant Signature

12-29-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Dec 29, 2023

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

