This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $352,746.00.

Affiant

Subscribed and sworn before me this the 18 day of January, 2024.

Notary Public
My commission expires:

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

Karen Johnson Davidson County
Batch# 1093116 DEEDWARR
01/23/2024 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,305.16
20240123-0004447

WARRANTY DEED

Address of New Owner:
Michael Duca and Mary Katherine Duca
5025 Hillsboro Pike #24S
Nashville, TN 37215

Send Tax Bill to:
New Owners
5025 Hillsboro Pike #24S
Nashville, TN 37215

Tax Information:
131-01-0D 235.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KATHRYN ELISE HUFFMAN, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARY KATHERINE DUCA AND MICHAEL DUCA, WIFE AND HUSBAND, TENANCY BY ENTIRETY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together WITH all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 235 as shown on the Plat of Georgetown Apartments, a Condominium, of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided .555% interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, Page 325, et seq., Register's Office for Davidson County, Tennessee. Said Unit is also known as Apartment No. 24S.

Being the same property conveyed to Kathryn Elise Huffman, an unmarried woman by Warranty Deed dated 11/17/2020, from Tavia P. Cathcart, individually and as Personal Representative for the Estate of Kent S. Cathcart, and Therese M. Byrne of record in Instrument No. 20201214-0147250 Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5025 Hillsboro Pike #24S, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 16 day of January, 2024.

Kathryn Elise Huffman

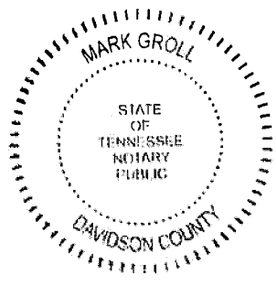
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathryn Elise Huffman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained. Witness my hand and official seal this 16 day of January, 2024.

My commission expires: 3/9/27

Notary Public





Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **January 16, 2024**.

Date

Affiant Signature

January 18, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **18** day of **January**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)