Name and Address of New Owner:
Phillip J. Duncan and Mary Alice Duncan
5064 Marc Drive
Nashville, TN 37211

Send Tax Statements To:

Same

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-24010025

Map and Parcel: 172 06 0 012.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald DeWayne Beard**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Phillip J. Duncan and Mary Alice Duncan, husband and wife**, 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:

Being Lot No. 45, Section Two, Harvard Estates of record in Book 4675, page 61, in the Register's Office of Davidson County, Tennessee.

Said Lot 45 fronts 163 feet on the west margin of Marc Drive and extends back 275 feet on the North line and 227.42 feet on the south line, to a line on the rear which is a broken line on which it measures 182.71 feet.

Being the same property conveyed to Donald Dewayne Beard by Warranty Deed filed for record on May 31, 2023 in instrument Number 20230531-0041000, of the Register's Office of Davidson County, Tennessee.

Subject property is investment property for the current owner.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Harvard Estates of record in Book 4681, page 75; All matters as set forth per plat of record in Book 4675, page 61; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 5064 Marc Drive, Nashville, TN 37211

Karen Johnson Davidson County
Batch# 1099022 DEEDWARR
02/07/2024 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $3,163.50
20240207-0008743

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 I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my heirs and assigns, 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.

WITNESS my hand this 2nd day of February, 2024.

Donald DeWayne Beard

State of Tennessee

County of Rutherford

Personally appeared before me, Donald DeWayne Beard with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd of February, 2024.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$849,900.00~~ $855,000.00

Affiant Signature

Subscribed and sworn to before me, this 2nd day of February, 2024.

Notary Public
My Commission Expires: 9/20/25

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 2, 2024.

J. Carlton Drumwright

February 2, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 2, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY