WARRANTY DEED

Karen Johnson Davidson County
Batch# 1134446 DEEDWARR
05/14/2024 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.13
20240514-0035337

Y-P-24-02308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $514,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

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)
Marty Garton, Jr. and Rachelle Emilie Garton	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME) **3344 River Heights Drive**	(NAME) **1036 Stearman Drive, Ste 6**	**072-16-3X-001.00-CO**
(ADDRESS) **Springfield, OR 97477**	(ADDRESS) **White House, TN 37188**	
(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, **JDUCK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARTY GARTON, JR. AND RACHELLE EMILIE GARTON, HUSBAND AND WIFE,** 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 Unit A of Twentythree-Eight Sheridan Road a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Twentythree-Eight Sheridan Road, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20231227-0099329 and Amendment in Instrument No. 20240308-0016370, in the Register' s Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to JDuck, LLC, A Tennessee Limited Liability Company by Warranty Deed from Michael A. Tanner, unmarried of record in Instrument No. 20231109-0087727 Register's Office for Davidson County, Tennessee, dated November 9, 2023 and recorded on November 8, 2023.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 77, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20231227-0099329 and Amendment in Instrument No. 20240308-0016370, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20240201-0007099, 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: **2308 Sheridan Road, Nashville, Tennessee 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 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.

Witness my/our hand(s) this the 8th DAY OF MAY, 2024.

JDuck, LLC

BY: _____
Joshua C. Duckworth
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA C. DUCKWORTH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of JDUCK, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of May, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



True Copy Certification

I, **Tammy Carney,** 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 this the 8 day of May, 2024.

Affiant Signature
Date 5/8/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

