(1)

Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Prepared By and Return
Regal Title, LLC
316 W Main St
Murfreesboro, TN 3713C

Karen Johnson
Batch # 1159459
07/18/2024 09:04:34 AM
Fees: $13.00 Taxes: $1,276.13

20240718-0054059

Davidson County
DEEDWARR
2 pgs

e of Tennessee
nty of Davidson
actual consideration or value, whichever is
ıter, for this transfer is $344,900.00.

Affiant

File Number: 24060392

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

Subscribed and sworn to before me, this
15th day of July, 2024.

Notary Public
My Commission Expires:

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Shawn Matthew Wallwork and Natalie Elizabeth Torbett	Bank of Tennessee	187-01-0B-009.00-CO
833 Westcott Lane	100 Med Tech Pkwy, 2nd Floor	
Nashville, TN 37013	Johnson City, TN 37604	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew Ryne Duncan and Britlyn Jarrett Duncan, husband and wife**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Shawn Matthew Wallwork, unmarried, and Natalie Elizabeth Torbett, unmarried**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Phase 3A, District 2, Burkitt Ridge, SP Subdivision of record in Plat at Instrument No. 20201204-0141075, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Ryne Duncan and Britlyn Jarrett Duncan, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20210827-0116163 Register's Office for Davidson County, Tennessee, dated August 27, 2021 and recorded on August 27, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 833 Westcott Lane, Nashville, TN 37013.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 15th day of July, 2024.

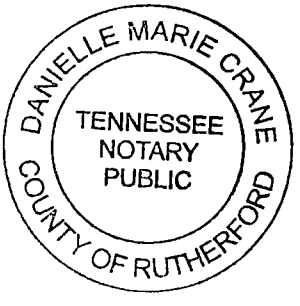
Matthew Ryne Duncan

Britlyn Jarrett Duncan

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Matthew Ryne Duncan and Britlyn Jarrett Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 15th day of July, 2024.



Notary Public at Large
My Commission Expires: 2/22/25