Karen Johnson Davidson County
Batch# 1164909 DEEDWARR
08/01/2024 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20240801-0058452

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$289,000.00**

Subscribed and sworn to before me this 29th day of July, 2024.

Jill Neely STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

Notary Public **Affiant**

My Commission Expires: 01-06-2025

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Paul E. Darden & Veronica Edwards **222 Wyndom Court** **Goodlettsville, TN 37072**	Same as New Owner	**026-06-0A-010.00 CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Tammy J. Baggott, Executrix for the Estate of Edward W. Duffey**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Paul E. Darden, a single man, and Veronica Edwards, a single woman, as joint tenants with full rights of survivorship**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Resubdivision of the Townhomes at Windsor Green, Phase 1B of record in Plat Book 8250, page 995, as amended and revised in Instrument No. 20010813-0086903, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to EDWARD W. DUFFEY, AN UNMARRIED MAN, by deed from BRIAN A. DUNN AND RONALD D. DUNN, AS DEVISEES OF MELVEL F. DUNN, of record of record in Instrument No. 20130815-0085895, dated August 12, 2013, said Register's Office.

The said Edward W. Duffey having since died testate on April 11, 2024. Pursuant to the terms of his Last Will and Testament of record in Docket No. 24P1214 in the Seventh Circuit Probate Court of Davidson County, Tennessee, Tammy J. Baggott was appointed Executrix of the Estate with full Power to sale subject property.

This is improved property known as: 222 Wyndom Court, Goodlettsville, TN 37072

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 29th day of July, 2024.

Tammy J. Baggott, Executrix for the Estate of Edward W. Duffey

Tammy J. Baggott, Executrix for the Estate of Edward W. Duffey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 2024, before me, **Devin F. Park**, a notary public, personally appeared **TAMMY J. BAGGOTT, EXECUTRIX FOR THE ESTATE OF EDWARD W. DUFFEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Personal Representative of the **Estate of Edward W. Duffey, as appointed by court Order of record in Docket No. 24P1214 in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division)** and is authorized to execute this Instrument as the Personal Representative on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee this the 29th day of July, 2024.

My Commission Expires: 4/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 7/29/24 [DATE].

AFFIANT SIGNATURE

7/29/24
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 29th day of July, 2024.

Notary Signature
My Commission Expires: 01-06-2025
[SEAL]

