**Prepared By & Return To:**
Tennessee Title Service, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-24-3730

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of August, 2024

Notary Public

Commission Expires: 10/16/2024

Karen Johnson Davidson County
Batch# 1168404 DEEDWARR
08/13/2024 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20240813-0061070

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Duartes Properties Group, LLC<br>4105 Main St<br>Old Hickory TN 371378 | NEW OWNER<br>4105 Main St<br>Old Hickory, TN 37138 | 052-02-0-173.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Amanda L. McNeil, an unmarried woman**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Duartes Properties Group LLC, a Tennessee Limited Liability Company**

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:

Land in Davidson County, Tennessee, being Lot No. 44 of Block "A" on the Revised Map of Rainbow Terrace Subdivision, of record in Plat Book 1130, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof

Being the same property conveyed to Amanda L. Gibbs, unmarried by Warranty Deed from Charles D. Frazier and Mary E. Frazier, married of record in Instrument No. 20090303-0018717 Register's Office for Davidson County, Tennessee, dated February 26, 2009 and recorded on March 03, 2009. Amanda L. Gibbs, now known as Amanda L. McNeil, unmarried.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 606 Blackstone Avenue, Madison, TN 37115

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 we so covenant with the said GRANTEES 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 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.

Dated this the 6th day of August, 2024.

Amanda L. McNeil

STATE OF TENNESSEE
COUNTY OF WILSON

On this 6th day of August, 2024, before me personally appeared Amanda L. McNeil, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of August, 2024.

Notary Signature
My commission expires: 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

# Certificate of Authenticity

I, Joshua A. Terry, 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 8/8/24.

Affiant Signature – Joshua A. Terry

8/8/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/8/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27