Prepared By & Return To:
Tennessee Title Services LLC-
Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-24-4834

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of October, 2024

Notary Public

Commission Expires: _____

S. DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 4-19-2028

Karen Johnson Davidson County
Batch # 1195116 DEEDWARR
10/17/2024 02:07:57 PM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20241017-0080764

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jacob A. Fincel 4018 Ivy Drive Nashville, TN 37216	Better Mortgage Corp. Po Box 650094 Dallas, Tx 75265	073-01-0-205.00

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,

Jason K. Duke, a single man

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

Jacob A. Fincel

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:

A certain real estate in Davidson County, Tennessee, being Lot No. 35 on the Plan of Moss Rose Heights, Sections Three and Four, as shown on plat of record in Book 1835, page 103, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Said Lot No. 35 fronts 90.0 feet on the Northeasterly margin of Ivy Drive and runs back between lines measuring 156.38 feet on the Southeasterly side and 138.0 feet on the Northwesterly side to a dead line in the rear on which it measures 91.8 feet.

Being the same property conveyed to Jane Moore Duke, a widow by Warranty Deed from Bobby Richards and wife, Fiona Richards of record in Instrument No. 20030328-0041396 Register's Office for Davidson County, Tennessee, dated March 27, 2003 and recorded on March 28, 2003. The said Jane Moore Duke is deceased, having died testate on or about November 14, 2023. Reference is made to her last will and testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 23P-2443, in which she names Jason K. Duke as sole devisee.

Being the same property conveyed to Jason K. Duke by Executor's Quitclaim Deed from Jason K. Duke, Executor of the Estate of Jane M. Duke a/k/a Jane Moore Duke of record in Instrument No. 20240513-0035175 Register's Office for Davidson County, Tennessee, dated May 13, 2024 and recorded on May 13, 2024.

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: 4018 Ivy Drive, Nashville, TN 37216

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 15th day of October, 2024.

Jason K. Duke

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 15th day of October, 2024, before me personally appeared Jason K. Duke, 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 15th day of October, 2024.

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/27/2026
SUMNER COUNTY

Notary Signature
My commission expires: 9/27/26