Karen Johnson Davidson County
Batch # 1203165 DEEDWARR
11/12/2024 08:43:14 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20241112-0087529

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-4482-AP

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

GINA DUNNING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this the 4th day of November, 2024.

Notary Public
My Commission Expires: 7/20/27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Timothy Strange Kathryn Strange 628 Topeka Dr. Hermitage, TN 37076	Same as New Owner	075-08-0-071

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert B. Duncan and Lee Ann Duncan, Co-Trustees of Duncan Joint Revocable Trust dated December 5, 2019**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael Timothy Strange and Kathryn Strange, husband and wife**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 220, Section Four, Tulip Grove, according to survey and plat of same appearing of record in Book 4175, page 12, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert B. Duncan and Lee Ann Duncan, Co-Trustees of the Duncan Joint Revocable Trust created December 5, 2019 by Quitclaim Deed from Robert B. Duncan and Lee Ann Duncan, dated January 17, 2020, recorded January 28, 2020, of record in Instrument No. 20200128-0010009, Register's Office for Davidson County, Tennessee.

This is improved property located at: **628 Topeka Drive, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year **2025**, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of November, 2024.

GRANTOR:

Duncan Joint Revocable Trust dated December 5, 2019

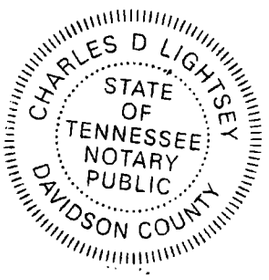
By: _____
Robert B. Duncan, Trustee

By: _____
Lee Ann Duncan, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert B. Duncan, Trustee and Lee Ann Duncan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Trustees of Duncan Joint Revocable Trust dated December 5, 2019, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of November, 2024.



_____
Notary Public
My Commission expires: 3/3/26