WARRANTY DEED

Karen Johnson Davidson County
Batch# 1231260 DEEDWARR
01/29/2025 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20250129-0006788

File No. HR-24-8437

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-05-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Cody Duncum and Gregory L. Duncum	New American Funding, LLC	
(NAME)	(NAME)	
809 Bellevue Road, Unit 6-A	14511 Myford Rd. Suite 100	142-06-0C-051.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Tustin, CA 92780	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Dustin K. Haney, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Cody Duncum, an unmarried man and Gregory L. Duncum, and unmarried man, as Joint Tenants with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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 a part of the plan of Section 6, Doral County Villa, as of record in Book 5200, Page 32, Register's Office for Davidson County, Tennessee, described as follows:

Being Unit No. 6-A on said Plan and described by the Master Feed establishing a Horizontal Property Regime for Doral Country Villas, Section VI, of record in Book 5260, page 767, re-recorded in Book 5260, Page 817, as amended in Book 5260, page 769, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dustin K. Haney, an unmarried man by Warranty Deed from Reginald Hughes, Sabrina Hughes-Tate, Kevin Hughes, Robin Hughes, Bianca Hughes, and Candace Hughes, as the Heirs-at-Law of Vivian Janet Hughes, Deceased of record in Instrument No. 20201110-0132668 Register's Office for Davidson County, Tennessee, dated November 06, 2020 and recorded on November 10, 2020.
Vivian J. Hughes died on May 2, 2020.
Madeline Michaelis, spouse of Dustin K. Haney, joins in the execution of this instrument for the purpose of conveying her right, title, interest, and marital interest, if any, to said property.

This is property more commonly known as 809 Bellevue Road, Unit 6-A, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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/our hand this 28th day of January, 2025.

Dustin K. Haney

Madeline Michaelis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of January, 2025, before me personally appeared Dustin K. Haney and Madeline Michaelis, 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 28th day of January, 2025.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Tennessee Certification of Electronic Document

I, Megan Millsap, 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 **Jan. 28, 2025** (date of document).

Affiant Signature

Jan. 28, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **28th** day of **January**, 2**025**.

Emilee Barrett

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD