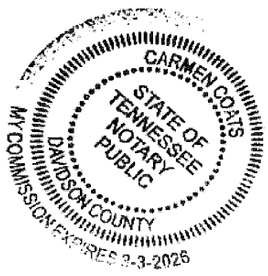
Karen Johnson Davidson County
Batch# 1240171 DEEDWARR
02/24/2025 09:47:30 AM 4 pgs
Fees: $23.00 Taxes: $1,905.50
20250224-0013334

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of February, 2025.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Laura Mitchell and Brian Mitchell	New Owner(s)	052-16-0-065.00
2012 21st Avenue South		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RODNEY DUNCAN AND JENNIFER DUNCAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA MITCHELL AND BRIAN MITCHELL, WIFE AND HUSBAND**, 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 Lot No. 8 on the Plan of Marlin Meadows, Section No. 5 of record in Plat Book 2133, Page 42, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 100 feet on the Southwesterly side of Berwick Trail, and runs back 790 feet, more or less, on the Southeasterly line and 785 feet, more or less, on the Northwesterly line, to the low water mark of the Cumberland River on which it measures 100 feet, more or less.

Being the same property conveyed to Rodney Duncan and Jennifer Duncan, husband and wife by Warranty Deed from Marsha Willis, an unmarried person of record in Instrument No. 20190103-0000636 Register's Office for Davidson County, Tennessee, dated December 27, 2018 and recorded on January 03, 2019.

This conveyance is subject to:

Taxes for the year 2025 and subsequent years.

Subject to all matters shown on the Plan of record in Plat Book 2133, Page 42, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2148, Page 357, in the Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 2202, Page 613, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5176, Page 600 and 5309, page 559, in the Register's Office for Davidson County, Tennessee.

Property is subject to Flooding from Cumberland River of record in Book 5569, Page 473, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20001101-0108152 in the Register's Office for Davidson County, Tennessee.

Subject to the flow of any creeks, streams, or branches across subject property.

The address of the herein described property is believed to be 1214 Berwick Trail, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of February, 2025.

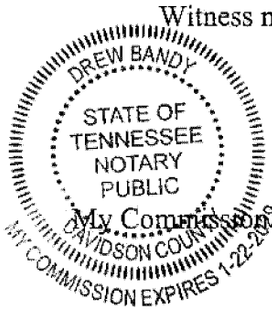
Rodney Duncan

Jennifer Duncan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rodney Duncan and Jennifer Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of February, 2025.



Notary Public

My Commission Expires: 1·22·29

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 February 20, 2025.

Affiant Signature

24th day of February, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

