Karen Johnson Davidson County
Batch# 1244636 DEEDWARR
03/10/2025 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250310-0017825

WARRANTY DEED



Frye-P25-0012

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2025.

(Affix Seal) Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Candace Frye and Alan Frye	Same	026.07-0-038.00
115 Hardwick Ct.		
Goodlettsville, TN 37072		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kelly Annette Duke, a single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Candace Frye and Alan Frye, wife and husband**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot no. 144 on the Plan of Windsor Green, Phase I, Section II, as of record in Book 6250, page 45, Register's Office for Said County.

Said Lot No. 144, being a corner lot fronts 57.46 feet on the Easterly margin of Hardwick Court and fronts 65.91 feet on the Southerly margin of Windsor Trace, said frontages being joined by a curve measuring 35.71 feet; the Easterly line of said lot extends back 88.95 feet and intersects the Southerly line which measures 87 feet thereon.

Being the same property conveyed to Kelly A. Duke, an unmarried person by deed from Joan Zimmerle, unmarried of record in Instrument No. 20200228-0022461, recorded on 02/28/2020 in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ Property known as: **115 Hardwick Ct., Goodlettsville, TN 37072**

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, the GRANTOR, 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 that 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(s) this 7th day of March, 2025

Kelly Annette Duke
Kelly Annette Duke

STATE OF TN
County OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kelly Annette Duke, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 7th day of March, 2025.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Tennessee Certification of Electronic Document

I, Abby L Woodward, 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 3.7.2025 (date of document).

Affiant Signature

March 10, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10 day of March, 2025.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL