Warranty Deed

Karen Johnson Davidson County Batch# 1249214 DEEDWARR 03/21/2025 02:04:30 PM 3 pgs Fees: $18.00 Taxes: $1,524.40 20250321-0021442	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $412,000.00. Affiant Subscribed and sworn to before me, this the 20th day of March, 2025. Notary Public My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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:
Julie LeBlanc	CMG Mortgage, Inc. dba CMG Home Loans	141-03-0C-038.00-CO
2516 Newsome Mill Lane	3160 Crow Canyon Rd. #400	
Nashville, TN 37221	San Ramon, CA 94583	

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, **DRAKE W. DUNCAN AND EMILY C. GAITHER NKA EMILY DUNCAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIE LEBLANC, A SINGLE WOMAN**, 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 Unit No. 38 on the plan of Harpeth Springs Village, as shown on Exhibit "A-l" to the Declaration of Covenants, Conditions and Restrictions of Harpeth Springs Village, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180326-0028123, amended and restated in Instrument No. 20180417-0036143, amended in Instrument No. 20190130-0009015, corrected by Scrivener's Affidavit in Instrument No. 20190325-0026836, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Drake W. Duncan, an unmarried man, and Emily C. Gaither, an unmarried woman by Warranty Deed from Meredith Harwell Officer and William Tyler Officer, Wife and Husband of record in Instrument No. 20210813-0109354 Register's Office for Davidson County, Tennessee, dated August 12, 2021 and recorded on August 13, 2021. Emily C. Gaither being now known as Emily Duncan.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2516 Newsome Mill Lane, Nashville, TN 37221, 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 March, 2025.

Drake W. Duncan

Emily Duncan

STATE OF KENTUCKY
COUNTY OF Ware

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Drake W. Duncan and Emily 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 20th day of March, 2025.

Notary Public

My Commission Expires: 8/5/2027

BRAD HOGAN
Notary Public
Commonwealth of Kentucky
Commission Number KYNP74972
My Commission Expires Aug 5, 2027

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 3.20.25.

Affiant Signature

3.2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 20 day of March, 2025.

Notary Signature

My Commission Expires: 5-4-26

