THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350410**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $810,000.00. Affiant Subscribed and sworn to before me, this 21st day of April, 2025. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1262789 DEEDWARR
04/21/2025 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20250421-0030330

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Holly Duncan & Keith Duncan 1107 Eastdale Avenue Nashville TN 37216	New Owner	Tax Parcel ID No. 061 07 0 302.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Salmons Hollerith and Annie Elizabeth Austin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Holly Duncan and Keith Duncan, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 of Block B on the Plan of REVISED PLAN OF LOT NOS. 1 AND 2, BLOCK A, LOTS 1 TO 3 AND 21 TO 27 BLOCK B, SECTION 1 JACKSON PARK, of record in Plat Book 974, Page 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said Lot No. 25 fronts 62 feet on the Northerly side of Eastdale Avenue, and runs back 164 feet 9 inches on the Westerly line and 169 feet 6 inches on the Easterly line to a dead line, and measures 62 feet 2 inches thereon.

Being the same property conveyed to David Salmons Hollerith, and Anne Elizabeth Austin, both unmarried, by Warranty Deed from Jim Simpson and Mary Elizabeth Long-Simpson, husband and wife, of record in Instrument No. 20220908-0100784, in the Register's Office of Davidson County, Tennessee, dated September 07, 2022 and recorded on September 08, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF LOT NOS. 1 AND 2, BLOCK A, LOTS 1 TO 3 AND 21 TO 27 BLOCK B, SECTION 1 JACKSON PARK, as recorded in Plat Book 974, Page(s) 28.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section No. 1 of Jackson Park, as recorded in Plat Book 843, Page 17.

This is improved property located at 1107 Eastdale Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 14 day of April, 2025.

David Salmons Hollerith
David Salmons Hollerith

Annie Elizabeth Austin
Annie Elizabeth Austin

STATE OF NEW YORK)
COUNTY OF Kings)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Salmons Hollerith and Annie Elizabeth Austin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of April, 2025.

Yefim Kravets
Notary Public
My Commission Expires: 03 03 2027

Yefim Kravets
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KR6088174
Qualified in Kings County
My Commission Expires March 03, 2027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 14, 25 (date of document).

Jennifer Pennell

April 18, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 18, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

Notary's Seal

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028