This Instrument Was Prepared By and Return to
Brentwood Title & Escrow, LLC
725 Cool Springs Blvd , Ste 100
Franklin, TN 37067
File No BW25033

PREPARED BY:
RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Send Tax Bills To:
New Owner

Karen Johnson
Batch # 1265628
04/29/2025 10 39 08 AM
Fees $18 00 Taxes $1,776 00

Davidson County
DEEDWARR
3 pgs

20250429-0032884

New Owner is:
Josh Killett
5502-A Urbandale Avenue
Nashville, TN 37209

MAP/PARCEL(S) 091-10-0Q-001 00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten And No/100 Dollars ($10 00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Suzanne Shows Duckworth,** hereinafter referred to as Grantor, has/have bargained and sold, and by these presents do transfer and convey unto the said **Josh Killett, a single man,** hereinafter referred to as Grantee, it's heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit

Property Address: 5502-A Urbandale Avenue, Nashville, TN 37209

LAND in Davidson County, Tennessee, being Unit No A on the Plan of 5502 Urbandale Avenue, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No 20170911-0092744, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property

BEING the same property conveyed to David Matthew Duckworth (now deceased) and Suzanne Shows Duckworth, husband and wife, as tenants by the entirety, by Quitclaim Deed from David Matthew Duckworth and Suzanne Shows Duckworth, dated 7/31/2024 and recorded 7/31/2024 in Instrument No 20240731-0058064, Register's Office for Davidson County, Tennessee

This Quitclaim Deed clarifies the ambiguity regarding the vesting of the subject property within the said Deed of record as Instrument No 20200707-0072583, whereby the preparer of the said Deed did not expressly state that the said David Matthew Duckworth and Suzanne Shows Duckworth intend to hold title to the subject property as tenants by the entirety

PRIOR CHAIN OF TITLE
BEING the same property previously conveyed to David Matthew Duckworth and Suzanne Shows Duckworth by Warranty Deed from Lindsay McCrory, an unmarried woman, dated 6/27/2020 and recorded 7/7/2020 in Instrument No 20200707-0072583, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever

Witness our hands this 28th day of April, 2025

GRANTOR

Suzanne Shows Duckworth

Suzanne Shows Duckworth

ACKNOWLEDGMENT

STATE OF TENNESSEE.
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suzanne Shows Duckworth, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the within named bargainor(s), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal on this the 28th day of April, 2025

M Lynn Bodden

NOTARY PUBLIC
My Commission Expires 9-29-2025

M LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

STATE OF TENNESSEE .
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $480,000 00

Affiant

SWORN TO and subscribed before me this 28th day of April, 2025

Notary Public
My Commission Expires 9-29-2025

