FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,087,000.00.** Saundra M. Duncan Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21ST OF May, 2025 Cari Allen Notary Public MY COMMISSION EXPIRES: 7-3-28 (AFFIX SEAL)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

WARRANTY DEED

This Instrument Prepared by and Return To:

Karen Johnson Davidson County
Batch# 1276313 DEEDWARR
05/22/2025 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $4,021.90
20250522-0040336

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5068

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Saundra M. Duncan and Redric N. Duncan	NEW OWNERS ~~**Nexa Mortgage**~~	**095-097-050.03-000 Wilson Co.** **098-000- 047.00 Davidson Co.**
3169 Earhart Rd Hermitage, TN 37076	3169 EARHART RD HERMITAGE, TN 37076	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Theodore J. Bertuca, married** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Redric N. Duncan and Saundra M. Duncan, husband and wife,** 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 located in the 25th Civil District of WILSON County, Tennessee, and located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 2, containing 10.14 acres, more or less, as shown on the survey entitled, "Boundary Survey for John D. Liles and wife, Lisa A. Liles", as prepared by Jim Carman, TNRLS No.: 2053, Carroll Carman Surveying, 150 Middle Fork Road, Hartsville, Tennessee 37074, dated October 18, 2016 and of record in Plat Book 28, Page 834, in the Register's Office for Wilson County, Tennessee and on Instrument No. 20161123-0123967, in the Register's Office for Davidson County, Tennessee, to which plats specific reference is hereby made for a more particular description of said property.

Together with and subject to a 20-foot wide sewer line easement exists across portions of the above- described lots and Lot No. 1 on the above- referenced plats for benefit of the Lot Nos. 1 through 5 of the John D. Liles and wife Lisa A. Liles Property, and the remaining John D. Liles property to the east, as shown on the above-referenced plats and as further set forth in Book 1730, Page 1078, in the Register's Office for Wilson County, Tennessee and Instrument No. 20161109-0118782, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Theodore J. Bertuca by Deed dated December 1, 2016, from John Daniel Liles and wife, Lisa A. Liles, recorded December 1, 2016, in Book 1733, Pages 2153-2155, in the Register's Office of Wilson County, Tennessee, and recorded on 12/01/2016

in Instrument No. 20161201-0126264, in the Register's Office of Davidson County, Tennessee.

*This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3169 Earhart Rd, Hermitage, TN 37076**
(House Number) (Street) (City, State) (Zip)

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 we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the 21 day of May, 2025.

Theodore J. Bertuca

STATE OF **TENNESSEE**
COUNTY OF WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Theodore J. Bertuca**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 21 day of May, 2025.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 May 21, 2025.

Affiant Signature

5/21/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of May, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2025