Karen Johnson Davidson County
Batch# 1293093 DEEDWARR
07/02/2025 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $3,441.00
20250702-0052397

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $930,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 06/30/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 9/20/25

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2474-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Billy Swan		172-06-0-012.00
5064 Marc Drive		
Nashville, TN 37211		

FOR AND IN 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,

Phillip J. Duncan, and Mary Alice Duncan, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Billy Swan, unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 45, Section Two, Harvard Estates of record in Book 4675, page 61, in the Register's Office of Davidson County, Tennessee.

Said Lot 45 fronts 163 feet on the west margin of Marc Drive and extends back 275 feet on the North line and 227.42 feet on the south line, to a line on the rear which is a broken line on which it measures 182.71 feet.

Being the same property conveyed to B. J. Bass and wife, Virginia G. Bass by Warranty Deed from Medlin Bulding Industries, INC. of record in Book 4856, page 746, Register's Office for Davidson County, Tennessee, dated September 26, 1974 and recorded on October 01, 1974.

Being the same property conveyed to Donald Dewayne Beard by Warranty Deed from B. J. Bass, unmarried of record in Instrument No. 20230531-0041000 Register's Office for Davidson County, Tennessee, dated May 26, 2023 and recorded on May 31, 2023.

Being the same property conveyed to Phillip J. Duncan and Mary Alice Duncan, husband and wife Warranty Deed from Donald DeWayne Beard of record in Instrument No. 20240207-0008743 Register's Office for Davidson County, Tennessee, dated February 02, 2024 and recorded on February 07, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5064 Marc Drive Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on June 30, 2025.

Phillip J. Duncan

Mary Alice Duncan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Phillip J. Duncan and Mary Alice Duncan, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 30, 2025.

Notary Public

My Commission Expires: 9/20/25

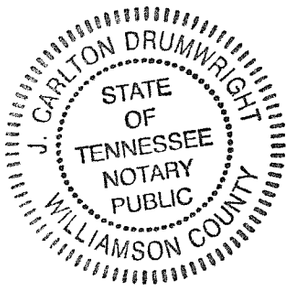
File #: 2474-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 30, 2025.

J. Carlton Drumwright

June 30, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 30, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY