39B

20251240R Karen Johnson Davidson County Batch # 1299736 **DEEDWARR** 07/18/2025 11 48 26 AM 2 pgs Fees $13 00 Taxes $1,683 50 20250718-0056772	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $455,000 00 Affiant Subscribed and sworn to ~~before me~~, this the 16TH day of July, 2025 Notary Public My commission expires 3/3/26

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To	Information for Reference Purposes
Jackson Duncan and Jordan Duncan	NEW REZ LLC	**171-02-0A-128-00-CO**
235 Glenstone Circle	1100 VIRGINIA DRIVE SUITE 125	
Brentwood, TN 37027	FORT WASHINGTON, PA 19034	

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, WE,

Gary Labro, an unmarried man

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

Jackson Duncan and Jordan Duncan, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT·

A Condominium Unit in Davidson County Tennessee, being Unit No 128 of Phase 3 B, Brentwood Villa, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan Book 6900, Page 4, as amended in Book 6900, page 329, Register' s Office for said County, to which source reference is hereby made for more complete details of description, together with the said appurtenant undivided interest in the general and limited common elements of the Condominium

Being the same property conveyed to Gary Labro and Crystal Labro, husband and wife by Warranty Deed from Claude C Henderson, a single man of record in Instrument No 20210713-0093639 Register's Office for Davidson County, Tennessee, dated July 8, 2021 and recorded on July 13, 2021

Being the same property conveyed to Gary Labro, an unmarried man by Quitclaim Deed from Crystal Labro, unmarried woman of record in Instrument No 20240502-0032181 Register's Office for Davidson County, Tennessee, dated March 25,, 2024 and recorded on May 2, 2024

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee

This is improved (_X_) unimproved (____) property known as 235 Glenstone Circle, Brentwood, TN 37027

[signatures appear on the following page]

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF 16TH day of July, 2025

Gary Labro

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Gary Labro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this the 15TH day of July, 2025

My Commission Expires 5/13/28

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY