Karen Johnson Davidson County
Batch# 1310259 DEEDWARR
08/14/2025 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,949.90
20250814-0064944

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED TWENTY SEVEN THOUSAND AND 00/100 ($27,000.00) Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF AUGUST, 2025 Notary Public MY COMMISSION EXPIRES 7-17-28 (AFFIX SEAL)

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
JOHN ALEX KELLER (NAME)	**NEW OWNER** (NAME)	**071-15-0-432**
1200 STAINBACK AVENUE **NASHVILLE, TN 37207** (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 14th day of August, 2025, the undersigned, **BRIANNE N. DUNCAN F/K/A BRIANNE N. LEIDY AND TYLER J. DUNCAN, HUSBAND AND WIFE** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JOHN ALEX KELLER, AN UNMARRIED MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1200 STAINBACK AVENUE, NASHVILLE, TN 37207** and more particularly described as follows:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Sharpe and Horns 1st Addition North East Nashville of record in Plat Book 57, Page 152, 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 Brianne N. Leidy, single woman by Warranty Deed from Michelle Sieler, unmarried of record in Instrument No. 20191001-0100208 Register's Office for Davidson County, Tennessee, dated September 23, 2019 and recorded on October 1, 2019.

On or around 04/02/2022. Brianne N. Leidy married Tyler J. Duncan and changed her name to Brianne N. Duncan. Tyler J. Duncan joins in conveyance of any and all marital rights to the property.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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.

IN WITNESS WHEREOF, this instrument has been executed this 14th day of August, 2025.

GRANTOR: BRIANNE N. DUNCAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **BRIANNE N. DUNCAN**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 14th day of August, 2025.

MADELYN N. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

Notary Public

My Commission Expires

IN WITNESS WHEREOF, this instrument has been executed this 8th day of August, 2025.

GRANTOR: TYLER J. DUNCAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **TYLER J. DUNCAN**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 8th day of August, 2025.

MADELYN N. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

Notary Public

My Commission Expires

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 August 14th 2025

Date

Affiant Signature

8/14/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of August, 2025

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029