WARRANTY DEED

Karen Johnson
Batch # 1364135
12/31/2025 11:35:07 AM
Fees: $13.00 Taxes: $1,720.50

Davidson County
DEEDWARR
2 pgs

20251231-0104470

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 03, 2029

Y-JDUCK-25-5504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michelle Evans	**Same as New Owner**	
(NAME) **5504 Dory Drive**	(NAME) NEW OWNER	**151-09-0B-205.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JDUCK LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHELLE EVANS, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain or Parcel of Land in Davidson County, State of Tennessee, described as follows :

Being Lot 199 on the Plan of Lakeside Cove at Percy Priest, Phase 4, of record in Instrument No. 20070607-0068360, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to JDuck LLC, a Tennessee Limited Liability Company by Warranty Deed from Geraldine Perry, An Unmarried Woman of record in Instrument No. 20250723-0058063 Register's Office for Davidson County, Tennessee, dated July 16, 2025 and recorded on July 23, 2025.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20070607-0068360, Register's Office of Davidson County, Tennessee.
- Declaration of Protective Covenants, Conditions, Restrictions and Easements for Lakeside Cove with By-Laws appended thereto, of record in Instrument Number 20041105-0133677, Register's Office for Davidson County, Tennessee.
- Easement for Water Mains in favor of Metropolitan Government of Nashville and Davidson of record in Book 8175, Page 783, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Water Detention in favor of Metropolitan Government of Nashville and Davidson County Tennessee of record in Instrument Number 20040914-0110817, , in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Water Detention in favor of Metropolitan Government of Nashville and Davidson County Tennessee of record in Book 2336, Page 614, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Water Detention in favor of Metropolitan Government of Nashville and Davidson County Tennessee of record in Instrument No. 20020212-0018699 , in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Water Detention in favor of Metropolitan Government of Nashville and Davidson County Tennessee of record in Instrument No. 20050419-0043678, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement in favor of The United States of America a permanent of record in Book 4428, Page 571, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument Number 20100219-0012873, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5504 Dory Drive, Antioch, Tennessee 37013**.

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 hand(s) this the 30th DAY OF DECEMBER, 2025.

JDuck LLC

BY:_____

Joshua C. Duckworth
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA C. DUCKWORTH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of JDUCK LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of December, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027