Bill Garrett Davidson County
Batch# 3819 DEEDQC
09/22/2017 12:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20170922-0097517

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE)
MUSIC CITY ESTATE LAW 320 SEVEN SPRINGS WAY BRENTWOOD, TENNESSE 37027 (615) 628-7775	COUNTY OF WILLIAMSON) The actual consideration for this transfer is $0.00. This is a transfer to a trust. Affiant Subscribed and sworn to before me, this 15th day of August 2017. Notary public My commission Expires: July 11, 2021

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Jimmy C. Tucker 255 Townes Drive Nashville, TN 37211	Jimmy C. Tucker 255 Townes Drive Nashville, TN 37211	162-06-0-223-00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Jimmy Tucker, the Grantor, does hereby quitclaim, transfer and convey unto Jimmy C. Tucker Living Trust dated August 14, 2017, his heir and assigns all his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Fair Oakes, Section Two, of record in Plat Book 4460, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to JIMMY C. TUCKER and wife, CANDICE E.TUCKER, by Deed from Jerry Thomas Johnson and wife, Judy Gail Johnson, of record in Book 5124, page 186, Register's Office for Davidson County, Tennessee. Candice E. Tucker has passed

1. If improvements are completed after 1 January of any year, the law requires supplemental assessment for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Sections 67-5-603, et seq.

2. Restrictive covenants contained in instrument of record in Book 4556, page 718, Register's Office for Davidson County, Tennessee

3. The Plan of record in Book 4460, pages 52-53, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 30-foot minimum building setback line from Townes Drive, and a 10-foot easement for public utility and drainage purposes along the rear line(s) of said lot, and varying width on the easterly line and easement for sewer line along the rear line and easterly line of said lot. Reference is hereto made for a more accurate and complete description.

4. Rights or claims of parties other than Insured in actual possession of any or all of the property.

5. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

This is improved property known as 255 Townes Drive, Nashville, TN 37211

Grantor conveys that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever 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 this 14th day of August 2017.

Jimmy Tucker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Jimmy Tucker, Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Justin Gilbert
Notary Public

My commission expires: July 11, 2021.

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
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Tennessee Certification of Electronic Document

I, Arica J. Torres, do hereby make other that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Justin Gilbert, a Notary Public for this county and state, Arica J. Torres, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: July 11, 2021.

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
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(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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