Name and Address of New Owner:
Yukari Hyde
Same

Send Tax Bills To:
Yukari Hyde
330 Robert Rose Drive
Murfreesboro, TN 37129

This Instrument Prepared By:
Andrew Mitchell, Attorney
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Map & Parcel No: 050-15-0-122

Karen Johnson Davidson County
Batch# 186943 DEEDWARR
01/23/2019 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $414.40
20190123-0006392

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kennedy C. Luckett and Veronica Luckett, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Yukari Hyde,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, being Lot No. 520 on the Plan of Parkwood Estates, Section 3, of record in Book 3300, Page 31, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kennedy C. Luckett and wife, Veronica Luckett by Quitclaim Deed from Veronica B. Bass, now known as Veronica Luckett, dated April 28, 2006, reorded in Instrument Number 20060502-0050294, Register's Office for Davidson County, Tennessee.

IMPROVED PROPERTY KNOWN AS: 3235 Vailview Drive, Nashville, TN 37207.

This conveyance is subject to 2019 Davidson County, Tennessee Property Taxes and all matters as shown on the plan of record in Plat Book 3300, Page 31, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of January, 2019.

_____(SEAL)
Kennedy C. Luckett

_____(SEAL)
Veronica Luckett

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 16th day of January, 2019, before me personally appeared Kennedy C. Luckett and Veronica Luckett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 16th day of January, 2019.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 5-3-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $112,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
16th day of January, 2019.

_____
Notary Public
My commission expires: 5-3-2021
File No. 2019-32

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andrew Mitchell, do hereby make oath that I am a licensed attorney and/or 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 TN
County of Rutherford

Personally appeared before me, Jim Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY