19-CD-407

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch# 245288 **DEEDWARR**
06/19/2019 09:43:43 AM 2 pgs
Fees: $13.00 Taxes: $451.70

20190619-0058924

JM-CM-19-9064

LEAH A. TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,080.00.

Leslie McCollum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: **My Commission Expires October 21, 2020**
(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)
Phillip Davis Construction Company, LLC	**NEW OWNER**	
(NAME)	(NAME) 1030 Boxwood Dr.	**126-015.02**
9064 Old Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143	Franklin TN 37069	
(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, **ANGIE RENEE KUKA, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILIP DAVIS CONSTRUCTION COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Beginning at a point in the Westerly margin of Old Charlotte Road, said point lying North 2 degrees East 2375 feet along the Westerly margin of said Road from the Northwest corner of the intersection of said Road and U.S. Highway No. 70; thence North 88 degrees West 625 feet to a point; thence North 2 degrees 15 minutes East 150 feet to a point; thence South 88 degrees East 625 feet to the Westerly margin of said Road; thence with the Westerly margin of said Road South 2 degrees 15 minutes West 150 feet to the beginning.

Being the same property conveyed to Angie Renee Kuka, a married woman by Quit Claim deed from Patricia Ann Dixon, an unmarried woman of record in Instrument No. 20100316-0019850 Register's Office for Davidson County, Tennessee, dated March 08, 2010 and recorded on March 16, 2010.

The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Easement of record in Book 11336, Page 853, 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: **9064 Old Charlotte Pike, Pegram, Tennessee 37143**.

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 18th DAY OF JUNE, 2019.

Angie Renee Kuka

Angie Renee Kuka

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGIE RENEE KUKA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of June, 2019.

William E. Grones

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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