Karen Johnson Davidson County
Batch# 255223 DEEDWARR
07/11/2019 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,267.25
20190711-0067602

WARRANTY DEED

DANIELLE WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 12, 2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,500.00

Heather R Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2019

Danielle Williams
Notary Public

MY COMMISSION EXPIRES: 5/12/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bradley D. Shuman	Bradley D. Shuman	142-11-0-B-019.00 CO
(NAME)	(NAME)	
721 Magnolia Trail	Same	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **we, Laurence E. Tucker and Rise L. Tucker, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Bradley Shuman and Erika Shuman, a married couple,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee and being Lot No. 19 on the final plat of Magnolia Place, as of record in Plat Book 7900, page 729, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Laurence E. Tucker and Rise L. Tucker, husband and wife, by Warranty Deed dated May 13, 2013, from Joanne S. Neff, unmarried and Vincent M. Harrigan, unmarried, of record in Instrument No. 20130515-0048780, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 725 Magnolia Trail, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Plat Book 7900, page 729 and boundary plat of record in Book 9700, page 220; Restrictions of record in Book 9367, page 807; Articles of Incorporation/Charter of record in Book 9391, page 887; Easement for sanitary sewers of record in Book 7788, page 977 and Book 7803, page 640; all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 10th day of July, 2019.

Laurence E. Tucker

Rise L. Tucker

State of Tennessee
County of Knox

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Laurence E. Tucker and Rise L. Tucker, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at ~~Franklin~~ Knoxville TN, Tennessee, this 10th day of July, 2019.

Lindley S. Jones
Notary Public
My Commission Expires: 02/06/2023

LINDLEY S. JONES
NOTARY PUBLIC AT LARGE
KNOX COUNTY, TN

File No.: 29649

Certificate of Authenticity

I, Quin Evans Segall, 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.

Quin Evans Segall

Signature

State of Tennessee

County of Williamson

Personally appeared before me, HeatherRHunter, a notary public for this county and state, Quin Segall, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather R Hunter

Notary's Signature

HEATHER R. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: July 24, 2022

Notary's Seal (If on Paper)