WARRANTY DEED

Karen Johnson Davidson County
Batch# 283766 DEEDWARR
09/10/2019 03:50:00 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20190910-0091589

J-KC-19-2605-H

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(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)
Antonio C. Turner	**New Owner**	
(NAME) **5054 Tranham Rd.**	(NAME)	**092-02-0-102.00**
(ADDRESS) **Whites Creek, TN 37189**	(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, **HELEN LATRICE TUCKER, UNMARRIED AND MARCUS A. CURRIE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANTONIO C. TURNER, 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:

Land situated in Davison County, Tennessee, and being more particularly described as follows:

Being Lot No. 8 on the Plan of Long and Ashworth's Subdivision of Lot No. 35, Boyd McNairy Plan, of record in Book 57, Page 87, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 58 feet 6 inches on the Southerly side of Jefferson Street and runs back between lines 170 feet to an alley and shows 58 feet 7 inches on said alley.

Being the same property conveyed to Blantie C. Mills by Quitclaim deed from Blantie C. Mills, Helen Currie and Latrice Tucker of record in Instrument No. 20100820-0066027 Register's Office for Davidson County, Tennessee, dated 08/13/2010 and recorded on 08/20/2010.

Being the same property conveyed to Helen Currie and Latrice Tucker, as tenants in common the entire property interest of Blantie C. Mills in accordance with the provisions of the will of Blantie C. Mills by Executor's Quitclaim deed from Paul Evans, as executor of the Estate of Blantie C. Mills of record in Instrument No. 20130118-0006268 Register's Office for Davidson County, Tennessee, dated 12/31/2012 and recorded on 01/18/2013.

Being the same property conveyed to Helen Currie, a married woman by Quitclaim deed from Latrice Tucker, a married woman of record in Instrument No. 20170809-0081532 Register's Office for Davidson County, Tennessee, dated 08/03/2017 and recorded on 08/09/2017. The said Helen E. Currie having since died intestate on August 27, 2018 leaving Helen LaTrice Tucker and Marcus A. Currie and James R. Currie as her Heirs-at-Law as noted in Affidavits of Heirship of record in Instrument Nos 20190910-0091586 & 20190910-0091587, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to LaTrice Tucker, a single woman as to an undivided 50% interest and Marcus A. Currie, a single man as to an undivided 50% interest as joint tenants with right of survivorship by Quitclaim deed from James R. Currie, LaTrice Tucker and Marcus A. Currie, as sole heirs-at-law of Helen E. Currie of record in Instrument No. 20190122-0005645 Register's Office for Davidson County, Tennessee, dated 01/05/2019 and recorded on 01/22/2019.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 57, Page 87, 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: **2605 Jefferson St., Nashville, Tennessee 37208**.

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 5th DAY OF SEPTEMBER, 2019.

HELEN LATRICE Tucker by MARCUS A. Currie, Attorney-in-fact

Helen LaTrice Tucker by Marcus A. Currie, Attorney-In-Fact

Marcus A. Currie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCUS A. CURRIE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HELEN LATRICE TUCKER, and who acknowledged he/she/they executed the same as the free act and deed of the said HELEN LATRICE TUCKER .

Witness my hand and official seal, this the 5th of September, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCUS A. CURRIE, 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 5th of September, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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