Karen Johnson Davidson County
Batch# 285120 DEEDWARR
09/13/2019 07:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20190913-0092644

WARRANTY DEED

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF September, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/19/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney Stevenson	F+M Bank	
(NAME)	(NAME)	
320 Old Hickory Blvd, #107	50 Franklin St	128 12A 3CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Clarksville, TN 37040	
(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, **TIMOTHY D. TUCKER, TRUSTEE AND REBECCA L. TUCKER, TRUSTEE OF THE TIMOTHY D. TUCKER LIVING TRUST UAD AUGUST 6,2001**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RODNEY STEVENSON,*** 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:

* an unmarried man.

Land in Davidson County, Tennessee, being Unit No. 3, Building No. 1, on the Plan of Section 1, Phase 1A, Eagle Ridge at the Reserve Condominiums a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office of a more complete identification and description of such unit.

Being the same property coveyed to Timothy D. Tucker, Trustee and Rebecca L. Tucker, Trustee, or their Successors in Trust, under the Timothy D. Tucker Living Trust, dated August 6, 2001, and any amendments thereto by Warranty Deed from Karen Richardson, unmarried, recorded on the 24th day of October, 2013 of record in Instrument No. 20131024-0111010, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 320 Old Hickory Blvd, #107, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 4th day of September, 2019

TIMOTHY D. TUCKER LIVING TRUST UAD AUGUST 6,2001

BY: _____

TIMOTHY D. TUCKER, TRUSTEE

BY: _____

REBECCA L. TUCKER, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Rebecca L. Tucker with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Trustee of the Timothy D. Tucker Living Trust UAD August 6, 2001, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this KM 5th day of ~~September~~ September, 2019.

Commission expires:

_____

Notary Public

STATE OF Pennsylvania

COUNTY OF Chester

Personally appeared before me, the undersigned notary public, Timothy D. Tucker with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Trustee of the Timothy D. Tucker Living Trust UAD August 6, 2001, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 4 day of September, 2019.

Commission expires:

COMMONWEALTH OF PENNSYLVANIA

_____

Notary Public

Commonwealth of Pennsylvania - Notary Seal
VICTORIA M THOMAS - Notary Public
Out Of State County
My Commission Expires Jan 18, 2023
Commission Number 1342293

True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

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

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY