Karen Johnson Davidson County
Batch# 352918 DEEDWARR
02/04/2020 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20200204-0012725

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-3381

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of February, 2020

Notary Public

Commission Expires: 9/6/23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alison Jean Turner 3619 Doge Court Nashville, TN 37204	Summit Funding, Inc., ISAOA 2241 Harvard St., Suite 200 Sacramento, CA 95815	118-13-0-097.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Kyle Perkins and Frances Lea Perkins, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alison Jean Turner, a single woman

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 located in Davidson County, Tennessee and being known and designated as all of Lot No. 11 on the Map of Section 2, Leawell, as shown on the plat of the same of record in Plat Book 2083, Page 56, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 11 fronts 68.52 feet on the Westerly side of Dog Court, as measured along a curve, and runs back 96.1 feet on the Northerly line and 189 feet on the Southeasterly line, to a dead line, measuring 231.9 feet thereon.

Being the same property conveyed to Robert P. Rucker and wife, Mary S. Rucker by Warranty deed from Charles O. Ogden and wife, Margery T. Ogden of record in Book 2595, page 85, Register's Office for Davidson County, Tennessee, dated September 14, 1956 and recorded on September 22, 1956.

Being the same property conveyed to Kyle Perkins and Frances Lea Perkins, husband and wife by Warranty deed from Mary S. Rucker, unmarried of record in Instrument No. 20190911-0091705 Register's Office for Davidson County, Tennessee, dated September 06, 2019 and recorded on September 11, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3619 Doge Court, Nashville, TN 37204

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of February, 2020.

Kyle Perkins

Frances Lea Perkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kyle Perkins and Frances Lea Perkins** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of February, 2020.

Notary Public
My Commission Expires: 9/6/23

(Notary Seal)

True Copy Certification

I, **Jennifer Pennell**, 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.

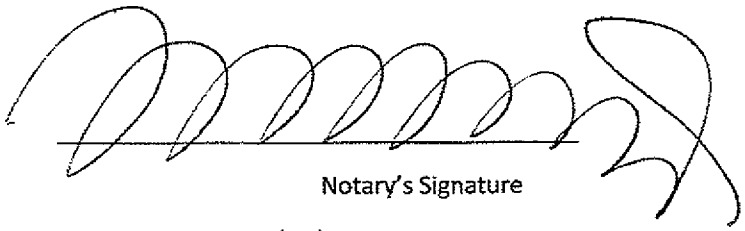


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

