This Instrument Prepared By:
R. Francene Kavin, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

Karen Johnson Davidson County
Batch# 375204 DEEDWARR
03/20/2020 09:18:15 AM 2 pgs
Fees: $13.00 Taxes: $921.30
20200320-0030724

ADDRESS NEW OWNER:
Kenneth Blake Stuck
705 River Pass
Madison, Tennessee 37115-5425

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Quicken Loans, Inc.
1050 Woodward Ave.
Detroit, MI 48226

Map/Parcel
#05212001500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brenda K. Sykes, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Kenneth Blake Stuck, a single man,** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of **Lot No. 5**, on the **Plan of Marlin Meadows, Section No. 3**, as shown by plat and survey of record in Plat Book 2133, page 26, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael B. Sykes and wife, Brenda K. Sykes by Warranty Deed dated March 29, 1977 from David S. Bivins and wife, Catherine D. Bivins, of record in Book 5130, page 525, Register's Office for Davidson County, Tennessee. Michael B. Sykes died on February 26, 2009, leaving Brenda K. Sykes as the surviving tenant by the entirety.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2020 and subsequent years.

This is improved property known as: **705 River Pass, Madison, Tennessee 37115-5425.**

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, his heirs and assigns, forever, and, GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the **18th** day of **March, 2020.**

Brenda K Sykes
Brenda K. Sykes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brenda K. Sykes**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of March, 2020.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $249,000.00.

Nancy Enoch
AFFIANT

Subscribed and sworn to before me on this 18th day of March, 2020.

Tracey Perry
NOTARY PUBLIC

My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. 20025859