Return to:
BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

Prepared By & ~~Return To~~:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0784

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of April, 2020

Notary Public

Commission Expires: 5-2-22

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE A C HALL

Address of New Owner	Send Tax Bills To:	Map & Parcel
Abigail Morehead 304 McCoin Drive Goodlettsville, TN 37072	SAME, NEW OWNER	025-04-0-059

Karen Johnson Davidson County
Batch# 384889 **DEEDWARR**
04/13/2020 02:57:36 PM 2 pgs
Fees: $13.00 Taxes: $921.30

20200413-0038472

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,

Mariah Tylonda Benimon NKA Mariah Tylonda Tuck, married woman

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

Abigail C. Morehead, 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 in Davidson County, Tennessee, being Lot No. 13 on the Plan of Franklin Heights of record in Plat Book 2083, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeremy D. Johnson, unmarried by Warranty deed from Amanda K. Baskin, unmarried of record in Instrument No. 20111019-0081218 Register's Office for Davidson County, Tennessee, dated October 18, 2011 and recorded on October 19, 2011.

Being the same property conveyed to Mariah Tylonda Benimon, unmarried by Warranty deed from Jeremy D. Johnson, a married man of record in Instrument No. 20180316-0025197 Register's Office for Davidson County, Tennessee, dated March 14, 2018 and recorded on March 16, 2018. Mariah Tylonda Benimon having since married and is now known as Mariah Tylonda Tuck. Diondra Lee Tuck hereby joins in the execution of this deed to convey any and all marital rights she may have.

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: 304 McCoin Drive, Goodlettsville, TN 37072

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 1st day of April, 2020.

Mariah Tylonda Tuck

Diondra Lee Tuck

STATE OF Georgia
COUNTY OF Henry

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mariah Tylonda Tuck and Diondra Lee Tuck** 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 1st day of April, 2020.

CASSANDRA GLOVER NOTARY PUBLIC MY COMMISSION EXPIRES JANUARY 29 2023 FULTON COUNTY, GA

(Notary Seal)

Notary Public
My Commission Expires: 1-29-2023

WARRANTY DEED