Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 107
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $333,000.00

Affiant

Subscribed and sworn to before me, this 12th day of June 2020

Notary Public
My commission expires: 1/8/24

Address of New Owner:	Send Tax Bills to:	Tax Information
Ashley Walter and Cody Walter 517 Elgin St Nashville, TN 37211	new owner	133-01-0-252.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rachel Tucker and Mckendree Tucker, IV, wife and husband, and Mckendree Tucker III, a married man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ashley Walter and Cody Walter, wife and husband,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 168 on the Map of Sunrise Heights, Second Plan, of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Rachel Tucker and Mckendree Tucker, IV, wife and husband, and Mckendree Tucker III, a married man, from Rosa H. Hernandez and Zoro Gonzalez, wife and husband, by Warranty Deed and recorded on December 12, 2014 of record Instrument Number 20141212-0113822, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 517 Elgin St, Nashville, TN 37211.

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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 416321 **DEEDWARR**
06/16/2020 02:54:26 PM 2 pgs
Fees: $13.00 Taxes: $1,232.10



20200616-0062301

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-TAG-20-517

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 the 12th day of June, 2020.

Rachel Tucker

McKendree Tucker, IV

McKendree Tucker, III, by McKendree Tucker, IV
his Attorney-in-Fact

Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rachel Tucker and McKendree Tucker, IV,** the bargainor(s), 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 the 12th day of June, 2020.

Notary Public

My Commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **McKendree Tucker, IV**, 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 **McKendree Tucker, III**, and who acknowledged that he executed the same as the free act and deed of **McKendree Tucker, III**.

Witness my hand and official seal at Brentwood, Tennessee, this the 12th day of June, 2020.

Notary Public

My Commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

FILE NO: 2020056646