Karen Johnson Davidson County
Batch# 421338 DEEDWARR
06/19/2020 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $4,321.60
20200619-0065709

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $1,168,000.00.

Affiant

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

Notary Public
My commission expires: 10/23/2023

07-2005-87155

Address of New Owner:	Send Tax Bills to:	Tax Information:
Frank C. Mills 1413 Beddington Park Nashville TN 37215	Frank C. Mills 1413 Beddington Park Nashville, TN 37215	159-01-0-055.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeremy D. Tucker and Callie T. Tucker, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Frank C. Mills and Katie Ann Mills, husband and wife,** hereinafter called the Grantees, their successors 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. 85, on the Plan of Hound's Run, of record in Book 6900, Pages 167, 168, 169, 170, and 171; as amended in Book 10823, Page 152 (erroneously omitted in prior deed); and Instrument No. 20010709-0073088 (erroneously omitted in prior deed), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy D. Tucker and Callie T. Tucker, husband and wife by deed from Charles Penley and wife, Connally D. Penley (fka Connally Davies), dated June 22, 2018, recorded June 25, 2018, of record in Instrument No. 20180625-0060782, Register's Office for Davidson County, Tennessee.

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

This property is improved property known as **1413 Beddington Park, Nashville, TN 37215.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 12th day of June, 2020.

Jeremy D. Tucker, by Callie T. Tucker, his Attorney in Fact

Callie T. Tucker his 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, **Callie T. Tucker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney in Fact for Jeremy D. Tucker and that she is authorized by Jeremy D. Tucker to execute this instrument on his behalf.

Witness my hand in Franklin, TN, this 12th day of June, 2020.

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

Carol M Holmes
Notary Public

My Commission expires: 2/19/24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Callie T. Tucker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 12th day of June, 2020.

Carol M Holmes
Notary Public

My Commission expires: 2/19/24

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM