WARRANTY DEED

Karen Johnson Davidson County
Batch# 443270 DEEDWARR
07/23/2020 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20200723-0081268

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF July, 2020

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: **Alvin Johnson**	SEND TAX BILLS TO: Owner at owner's address	MAP-PARCEL NUMBERS
(NAME) **233 Maple Street**	(NAME)	04313007100
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Shonta' Natasha Lyles, married, now known as Shonta' Natasha Tucker,** HEREINAFTER CALLED THE GRANTOR(S), HAVE(HAS) BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alvin Johnson, Single,** 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:

Land in Davidson County, Tennessee, being Lot No. 62 on the plan of FOREST PARK SUBDIVISION, BLOCK "B", as shown by plat of record in Plat Book 843, Page 44, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Shonta' Natasha Lyles by virtue of that certain Warranty Deed dated April 22, 2009, and being of record at Instrument No. 20090429-0038531, in the amount of $85,000.00 in the Register's Office of Davidson County, Tennessee. Derrick Tucker, the spouse of Shonta' Natasha Tucker, joins in this conveyance to convey any and all marital rights he may have in said property. Shonta' Natasha Lyles and Shonta' Natasha Tucker, is one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 843, Page 44, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 233 Maple St. Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 22nd day of July, 2020.

Shonta' Natasha Tucker
Shonta' Tucker

Derrick Tucker
Derrick Tucker

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Shonta' Tucker and Derrick Tucker,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of July, 2020.

Notary Public

My Commission Expires: 10/2/2023

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Venikkia Branch, 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, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21