Prepared by:
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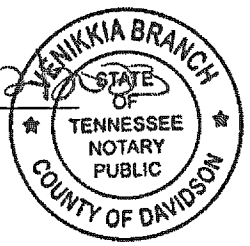
STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $307,000.00

C. Walsh
Affiant

Subscribed and sworn to before me this 22nd day of July, 2020.

Notary Public
My commission expires: 10/2




Karen Johnson Davidson County
Batch# 443288 DEEDWARR
07/23/2020 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20200723-0081288

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Shonta' Tucker<br>3804 Swan Ridge Dr<br>Nashville TN 37013 | New owner | 164-08-0C-130.00-C |

# 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 **Thomas L. Lanier, an unmarried man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Shonta' Tucker, an unmarried woman** hereinafter called the Grantee(s) her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 76 on the Plan of Hamilton Chase Section Three, according to plat and survey appearing of record in Instrument Number 20070517-0059303, Register's Office of Davidson County, Tennessee, to which plat reference is_hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Thomas J Lanier by deed from Lake Forest Homes, Inc of record in Instrument No. 20160818-0086500 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to all matterson Plan Of record in Instrument No. 20050517—0659303, Surveyor's ' Certificate of Correction of record in Instrument No. 20070529-0063683. and Instrument No. 20070723-0087046, Register's Office for Davidson County, Tennessee.

2. Charter of Hamilton Chase Homeowners Association, .lnc., of recordin Instrument No. '20060914-0113689, Register's Officefor DaVidson COunty,- Tennessee.



202007230081288

3. Declaration of Covenants, conditions-and Restrictions of record in Instrument No. 20050728-0087946, as amended in Instrument No. 20051031-0131315, Registers Office for Davidson County, Tennessee

4. By-Laws of record in Instrument No. 200'50728-0087946', Register's Office for Davidson County, Tennessee.

5. Easement to Tennessee'Telephone Company of record in Instrument No. 20060707-0081733, Register's Office for said County; RoadAgreement and Sewer Easement of record in Instrument No. 20040416-0043248, Register's Office for said County;

6. Storm Water Detention Agreement of record in Instrument No. 20040102-0000420, Register's' Office for Davidson Coumy, Tennessee.

This property is improved property known as 3804 Swan Ridge Drive, Nashville, TN 37013

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.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 22nd day of July, 2020.

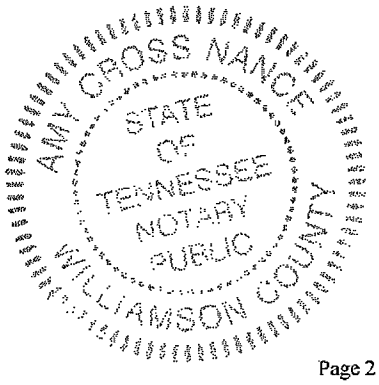
Thomas L. Lanier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of July, 2020, before me personally appeared Thomas L. Lanier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of July, 2020.

Notary Signature
My commission expires: 2/12/23



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