Karen Johnson Davidson County
Batch# 476222 DEEDWARR
09/15/2020 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,546.60
20200915-0105332

Notary Public State of Florida
Kelly Oomens
My Commission GG 306728
Expires 06/22/2023

File #2020-499

STATE OF ~~TENNESSEE~~ FL
COUNTY OF Escambia

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $418,000.00.

Affiant Jimmie L. Tucker Shelia Tucker

Subscribed and sworn to before me on September 10, 2020.

NOTARY PUBLIC Kelly Oomens
My Commission Expires: 6-22-2023

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Jeffrey Galt Smith and Lisa Huffman Smith 7380 Riverfront Dr. Nashville, TN 37221	Renasant Bank 2001 Park Pl N Ste 150 Birmingham, AL 35203	126-16-0A-573.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JIMMIE L. TUCKER AND SHELIA TUCKER, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JEFFREY GALT SMITH AND LISA HUFFMAN SMITH, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** 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. 208, as shown on the map entitled Final Plat, Riverwalk, Phase 4A, of record as Instrument No. 20060214-0017733, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to JIMMIE L. TUCKER AND SHELIA TUCKER, HUSBAND AND WIFE, by deed from SANDRA K. SIMPSON, UNMARRIED, of record as Instrument No. 20190301-0018642, dated February 28, 2019, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 7380 Riverfront Dr., Nashville, TN 37221.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 our hands on September 10, 2020.

Grantor:

Jimmie L. Tucker

Jimmie L. Tucker

Grantor:

Shelia Tucker

Shelia Tucker

STATE OF FL
COUNTY OF Escambia

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JIMMIE L. TUCKER AND SHELIA TUCKER**, the within named bargainor, 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, at office, this 10th day of September, 2020.

Kelly Oomens

Notary Public

My commission expires: 6-22-2023

Notary Public State of Florida
Kelly Oomens
My Commission GG 306728
Expires 06/22/2023

True Copy Certification

I, Melanie Harper, 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 Rutherford

Personally appeared before me, Shannon Gilbert, a notary public for this county and state, Melanie Harper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shannon Gilbert

Notary's Signature

My Commission Expires: 8/19/2023

