Karen Johnson Davidson County
Batch# 481346 DEEDWARR
09/23/2020 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20200923-0109106

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of September, 2020.

Notary Public

My commission expires: 11/8/22

(Notary Stamp)

MELISSA SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Ave N, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Claudia E. Valencia	New Owner	104-02-0A-013.00-CO
201 Acklen Park Dr #13		
Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Randy L. Tucker and Kirsten M. Tucker, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Claudia E. Valencia, married,

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 13 on the plan of Acklen Place Condominiums, a Horizontal Property Regime, of record in Plat Book 5200, page 503, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said unit, together with an undivided 1/34 interest in all common areas.

Being the same property conveyed to Randy L. Tucker and Kirsten M. Tucker, husband and wife by Warranty deed from William Bruce McDaniel, unmarried of record in Instrument No. 20190201-0009728 Register's Office for Davidson County, Tennessee, dated January 31, 2019 and recorded on February 01, 2019.

This is improved property known as **201 Acklen Park Dr #13, Nashville, TN 37203.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee 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, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 21st day of September, 2020.

Randy L. Tucker

Kirsten M. Tucker

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, Randy L. Tucker and Kirsten M. Tucker, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of September, 2020.

Notary Public
My Commission Expires: 12-01-20

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 20-000558-525

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON