WARRANTY DEED

Karen Johnson Davidson County
Batch# 488624 DEEDWARR
10/02/2020 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20201002-0114403

JM-SB-EXP-20-6625

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~29th~~ 2nd DAY OF ~~SEPTEMBER~~ October, 2020.

Notary Public

MY COMMISSION EXPIRES: OCT 20 2020

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daren John Tucker and Shannon Tucker	**Churchill Mortgage Corp.**	
(NAME)	(NAME)	
6625 Sunnywood Dr	**1749 Mallory Lane, Ste. 100**	**181-01-0B-296.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD T. FEE AND THERESA A. FEE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAREN JOHN TUCKER AND SHANNON TUCKER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 53 on the Plan of Section Two of Phase Three 2nd Addition to Sugar Valley RS-10 Subdivision - cluster Lot option of record in Plat at Instrument No. 20140506-0038378, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard T. Fee and Theresa A. Fee, husband and wife by Warranty deed from Gary W. Jennings, a single man of record in Instrument No. 20190205-0011055 Register's Office for Davidson County, Tennessee, dated January 31, 2019 and recorded on February 05, 2019.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record as Instrument Number 20140506-0038378, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 11069, Page 14, and as made applicable in Instrument No. 20140430-0036256, Register's Office for Davidson County, Tennessee.
- Charter of Sugar Valley Homeowner's Association, Inc. of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee.
- Subject to Deeds of Conveyance of Open Space to Sugar Valley Homeowner's Association of record in Instrument Number 20000425-0041128, Instrument No. 20140808-071504, Instrument No. 20100225-0014274, and in Instrument No. 20130711-0071995, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Sugar Valley Homeowner's Association, RS10 Cluster Lot Subdivision Homeowners' Association of record in Book 11069, Page 24, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewers Easements of record in Book 9487, Page 901 & 904, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060809-0097605, in the Register's Office for Davidson County, Tennessee.
- General Warranty Deed executed by Gulf Interstate Gas Company of record in Book 2875, Page 299, in the Register's Office for Davidson County, Tennessee.
- Subject to Right of Way Easement to Gulf Interstate Gas Company of record in Book 2203, Page 579 and in Book 2244, Page 11., in the Register's Office for Davidson County, Tennessee.
- Subject to perpetual Easement for Entrance Wall of record in Instrument Number 20040205-0014018, in the Register's Office for Davidson County, Tennessee.
- Slope Easement contained of record in Instrument Number 20070725-0088276, in the Register's Office for Davidson County, Tennessee.
- Right-of-Way Dedication of record in Instrument Number 20130912-0096423, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20141203-0110779 in the Register's Office for Davidson

County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6625 Sunnywood Dr, Nashville, Tennessee 37211**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 29th DAY OF SEPTEMBER, 2020.

Richard T. Fee

Theresa A. Fee

STATE OF ~~TENNESSEE~~ N.Y.
COUNTY OF ~~DAVIDSON~~ MONROE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD T. FEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2020.

Notary Public
My Commission Expires: 3/17/2023
(SEAL)

MARGARET MERRIMAN
Notary Public, State of New York
No. 01ME6089012
Qualified in Monroe County
Commission Expires March 17, 2023

STATE OF ~~TENNESSEE~~ N.Y.
COUNTY OF ~~DAVIDSON~~ Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THERESA A. FEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2020.

Notary Public
My Commission Expires: 3/17/2023
(SEAL)

MARGARET MERRIMAN
Notary Public, State of New York
No. 01ME6089012
Qualified in Monroe County
Commission Expires March 17, 2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

