Karen Johnson Davidson County
Batch# 496439 DEEDWARR
10/15/2020 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.13
20201015-0119906

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$284,900.00**

Affiant

Subscribed and sworn to before me, this **9th** day of **October, 2020.**

Notary Public
My commission expires: 8/20/24

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dylan McGavic **Darrell K. McGavic**	New Owners	**161060A19800CO**
1362 Crown Point Place		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Julie Tucker (f/k/a Julie Beazley) and Ralph Lynn Tucker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dylan McGavic, unmarried and Darrell K. McGavic, married, joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit 198 on the plan of Oakhill Townhomes, Phase 3, Lot 3, as shown as Exhibit "A-1" to the Second Supplemental Declaration to Declaration of Protective Covenants, Conditions Restrictions and Easements for Oakhill Townhomes of record as Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Julie F. Beazley, an unmarried woman from Centex Homes, a Nevada general partnership by Deed dated January 28, 2011, of recorded in Instrument No. 20110204-0010191, Register's Office for Davidson County, Tennessee. The said Julie F. Beazley is now married to Ralph Lynn Tucker and known as Julie Tucker. The said Ralph Lynn Tucker joins in this conveyance to convey any and all interest he may have, martial or otherwise.

This property was used for investment purposes only and not as the marital residence of the Grantors.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 1362 Crown Point Place, Nashville, TN 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 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 in 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/our hand(s) this 8th **day of October, 2020.**

Julie Tucker

Julie Tucker

Ralph Lynn Tucker

Ralph Lynn Tucker

STATE OF KENTUCY

COUNTY OF Boyle

Personally appeared before me, a Notary Public of said County and State, Julie Tucker and Ralph Lynn Tucker, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th **day of October, 2020.**

Michael Sleet

Notary Public
My Commission Expires: 1-6-21

MICHAEL SHANE SLEET
My Commission Expires
Notary ID
589467
November 6, 2021
STATE AT LARGE, KENTUCKY

HE2020-0262

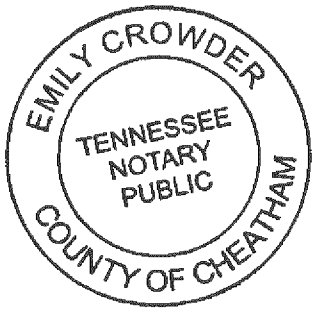
True Copy of Certification

I, Bonnie Curry, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Bonnie Curry

State of Tennessee
County of Williamson

Personally appeared before me, Emily Crowder, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Emily Crowder, Notary Public

My Commission Expires on 8/20/24