Karen Johnson Davidson County
Batch# 510028 DEEDWARR
11/06/2020 03:30:30 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20201106-0130829

STATE OF Tennessee }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30 DAY OF October, 20 20.

NOTARY PUBLIC

My Commission expires: 1-3-2023

SAMANTHA KING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2023

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20090076

Address of New Owner
Kelley Tucker
727 Albar Drive
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
142-09-0A-060.00 CO

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Coleman S. Little and Jordan Cunningham Little f/k/a Jordan Cunningham, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kelley Tucker, an unmarried woman,** hereinafter called the **Grantee(s)**, his/her/their 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 49-B, on the Plan of Doral Country Villas Condominiums, Section 3, as shown by plat appearing of record in Plat Book 5050, Page 48, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Coleman S. Little, an unmarried person and Jordan Cunningham, an unmarried person, as joint tenants with rights of survivorship, by Warranty Deed from Anne E. Brown and Joshua A. Brown, wife and husband, dated 04/17/2018 and recorded on 04/23/2018 in Instrument No. 20180423-0037999, Register's Office for Davidson County, Tennessee.

**Jordan Cunningham and Jordan Cunningham Little are one and the same person.

This is property generally located:
727 Albar D rive, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Book 5050, Page 48, said Register's Office.
3. Matters shown on the Plan of record in Book 4675, Page 108, said Register's Office.
4. Master Deed of record in Book 5011, Page 395, as made applicable in Book 5119, Page 749, and amended in Book 5124, Page 167, and as Instrument Nos. 20070504-0053687, 20070523-0061626, and 20151130-0120647, said Register's Office.
5. Rights of others in and to party walls.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to

other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Coleman S. Little and Jordan Cunningham Little** has/have caused this instrument to be executed, this the 30th day of October, 2020.

Coleman S. Little

Jordan Cunningham Little

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Coleman S. Little and Jordan Cunningham Little,** 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.

This the 30th day of October, 2020.

My commission Expires: 8.27.22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the 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 document executed and authenticated according to law

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY