Karen Johnson Davidson County
Batch# 552782 DEEDWARR
01/12/2021 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20210112-0005295

WARRANTY DEED

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00
Melissa Green
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF January, 2021.
Notary Public
MY COMMISSION EXPIRES: 4-17-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwayne Brewer Tucker	New owner	
(NAME)	(NAME)	04900009100
5454 Buena Vista Pk		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Katherine C. Green, single** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Dwayne Brewer Tucker**, a single man, HEREINAFTER CALLED THE GRANTEE, (HIS)/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in the 1st Councilmanic District of Nashville, Davidson County, Tennessee being bounded on the north by Consumers Gasoline Stations, Inc., on the east by White Creek Pike, on the south of Whites Creek and Campbell and on the west by Perry, Sharp and Buena Vista Pike, described by a composite description derived from Tennessee Department of Transportation ROW, plans adjacent deed description and field measurements shown on a mortgage loan inspection dated 2-21-03 by Campbell McRae and Associates Surveying, Inc., (John Hood TN. R.L.S. #1838) as follows:

Beginning at a point on the westerly margin of Whites Creek Pike, said point being a corner to Consumers Gasoline Stations, Inc., (Instrument # 20011023-0115458 R.O.D.C., TN) and the Northeast corner of the herein described land; thence with said westerly margin of Whites Creek S 18 degrees 43' 26" E 84.79 feet (meas) to a point; thence continuing with said Whites Creek Pike S 38 degrees 38' 48" E 174.91 feet to a point in the center of Whites Creek in the northerly line of Margie A. Bundy: thence with said Bundy S 33 degrees 01' 18" W 42 feet more or less (scaled) to a point at the center of the Edsel E. Perry land (Bk 10952, Pg. 63 R.O.D.C., TN): thence with said Perry and Charles D. Sharp (Bk 9358, Page 680 R.O.D.C, TN) N 26 degrees 47' 00" W 124 feet more or less (scaled) to a point at the southeast corner of the Steve Campbell land (Bk 11006, Pg 330, R.O.D.C. TN): thence with said Campbell N 22 degrees 37' 04" W 79.54 feet to a point in said westerly margin of White Creek Pike and at said Campbell's northeast corner; thence leaving said Whites Creek Pike with said Campbell's northerly line S 67 degrees 53' 33" W 202.56 feet (meas) to a point in the easterly margin of Buena Vista Pike; thence with said easterly margin 04 degrees 24' 25" W 64 feet (meas) to a point; thence leaving said Buena Vista Pike N 60 degrees 28' 07" F 187 feet more or less (meas) to the point of beginning.

Being the same property conveyed to Katherine C. Green, a single woman, by virtue of that certain Quit Claim Deed dated November 14, 2020, and being of record at Instrument No. 20201211-0145240, in the am ount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Katherine C. Green and husband David L. Green by virtue of Quit Claim Deed dated January 31, 2008 at Instrument No. 20080206-0012386, in the amount of $.00 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5454 Buena Vista Pike Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hand this 6th day of January, 2021.

Katherine C Green

Katherine C. Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Katherine C. Green**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of January, 2021.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Fancy Behme**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Fancy Behme

State of **Tennessee**
County of **Davidson**

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

Christy Jones
My Commission Expires:

