Karen Johnson Davidson County
Batch# 601278 DEEDWARR
03/26/2021 11:25:21 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20210326-0040104

WARRANTY DEED

2021-102

April G. Nichols
State of Tennessee Notary Public
Williamson County

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd day of March, 2021.

(Affix Seal) Notary Public
My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ivanetta Davis Samuels and Adrian Dexter Samuels 929 Russell St. Nashville TN 37206	NEW OWNER	104-027.01

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, I/we, **Randy L. Fuller and Gussie C. Fuller, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ivanetta Davis Samuels and Adrian Dexter Samuels, wife and husband**, hereinafter called the Grantee(s), their heirs 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 132 on the Plan of College Hill, Section V, of record in Book 2900, Page 42, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Geneva Circle at the corner of Lots 132 and 133; thence with the line between said lots, easterly 145 feet to a point in the west margin of an alley; thence with the margin of the same northerly 80 feet to a point in the west terminus of Clare Street; thence with the north line of said street, easterly 10 feet to a point; thence northerly between 131 and 132, westerly 152.2 feet to the easterly margin of Geneva Circle; thence with the margin of the same, southerly, partly around a curve 146.14 feet to the point of beginning.

Being the same property conveyed to Randy L. Fuller, married by Warranty Deed from Hettie Lindsay McCants and husband Jesse L. McCants, dated August 24, 2005 and recorded September 1, 2005 in Instrument No. 200509010105011, Register's Office for Davidson County, Tennessee.

Gussie C. Fuller, spouse of Randy L. Fuller, hereby joins in the conveyance of this Instrument for the sole purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Randy L. Fuller.

( ) unimproved
This is (X) improved property know as 3510 Geneva Circle, Nashville, TN 37209.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 3rd day of March, 2021.

Randy L. Fuller

Gussie C. Fuller

State of
County of

Personally appeared before me, Ryan Beane a Notary Public in and for said County and State, the within named Randy L. Fuller and Gussie C. Fuller, 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.

Witness my hand and official seal, this 3rd day of March, 2021.

Notary Public
My Commission Expires: 11/6/2023

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson