Karen Johnson Davidson County
Batch# 626138 DEEDWARR
04/30/2021 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20210430-0058057

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of April, 2021.

Notary Public

My commission expires: 4.11.23

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Justin Tucker	Justin Tucker	**026-07-0-036.00**
111 Hardwick Court	1006 Robert E. Lee Dr.	
Goodlettsville, TN 37072	Gallatin, TN 37066	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jack Hartley Lounsbury Revocable Trust, dated February 24, 2010, Jack Hartley Lounsbury and Khara Heather Lounsbury N/K/A Khara Durden, Co-Trustees

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Justin Tucker, married man

(hereinafter called the "Grantee"), his 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 Lot No. 142 on the Plan of Windsor Green, Phse I, Section II of record in Plat Book 6250, Page 45, 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 Jack Hartley Lounsbury Revocable Trust, dated February 24, 2010, Jack Hartley Lounsbury and Khara Heather Lounsbury, Co-Trustees by QuitClaim deed from Jack H. Lounsbury, unmarried of record in Instrument No. 20100827-0068150 Register's Office for Davidson County, Tennessee, dated February 24, 2010 and recorded on August 27, 2010.

Power of Attorney Recorded in Instrument Number 20210422-0054326, said Register's Office.

This is improved property known as **111 Hardwick Court, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 the Grantor has hereunto executed this instrument on this the 23rd day of April, 2021.

Jack Hartley Lounsbury, Co-Trustee by Khara Durden his Attorney-In-Fact

Khara Durden, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Khara Durden, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Co-Trustee of the Jack Hartley Lounsbury Revocable Trust, dated February 24, 2010**, a revocable trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and official seal this 23rd day of April, 2021.

Notary Public
My Commission Expires: 4-17-23

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the aforesaid, personally appeared Khara Durden, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Jack Hartley Lounsbury** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Jack Hartley Lounsbury,** and is authorized by **Jack Hartley Lounsbury** to execute this instrument on his behalf.

Witness my hand and official seal this 23rd day of April, 2021.

Notary Public
My Commission Expires: 4-17-23

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)