Warranty Deed

Prepared by: Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Affiant Subscribed and sworn to before me, this the 30th day of April, 2021. Notary Public My commission expires:

Karen Johnson Davidson County
Batch# 628210 DEEDWARR
05/04/2021 09:40:21 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20210504-0059462

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bogdan Falat	NEW OWNER	133-07-0-152.00
3328 Dumas Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JORDAN TUCKER AND KELSEE TUCKER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BOGDAN FALAT, MARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), 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 in Davidson County, Tennessee, being Lot No. 123 on the Plan of Glencoe Acres, Section I of record in Plat Book 1835, Page (s) 136 through 138, inclusive, 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 Robert D. Swinford and wife, Gladys A. Swinford by Warranty deed from Clois G. Russell and wife, Dorothy D. Russell of record in Book 3704, page 263, Register's Office for Davidson County, Tennessee, dated March 17, 1964 and recorded on March 18, 1964.

Gladys Kathleen Swinford died April 20, 2013 leaving Robert D. Swinford as the surviving tenant by the entirety.

Being the same property conveyed to Melissa McMahon by Quitclaim deed from Robert Swinford and Kathleen Swinford of record in Instrument No. 20130520-0050341 Register's Office for Davidson County, Tennessee, dated April 29, 2013 and recorded on May 20, 2013.

Being the same property conveyed to Robert D. Swinford and Melissa McMahon, joint tenants with right of survivorship by Quitclaim deed from Melissa McMahon of record in Instrument No. 20130715-0072744 Register's Office for Davidson County, Tennessee, dated July 08, 2013 and recorded on July 15, 2013.

Robert Daniel Swinford, Sr. died September 17, 2014.

Being the same property conveyed to Jordan Tucker and Kelsee Tucker, husband and wife by Warranty deed from Melissa McMahon, a married woman of record in Instrument No. 20190815-0081584 Register's Office for Davidson County, Tennessee, dated August 13, 2019 and recorded on August 15, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3328 Dumas Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of April, 2021.

Jordan Tucker

Kelsee Tucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jordan Tucker and Kelsee Tucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of April, 2021.

Notary Public

My Commission Expires: 5.3.21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021