WARRANTY DEED

Karen Johnson Davidson County
Batch# 651475 DEEDWARR
06/08/2021 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,557.70
20210608-0076635

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $421,000.00.

Affiant

Subscribed and sworn to me on 06/01/21.

NOTARY PUBLIC
My Commission Expires: 11-6-24

PATRICIA S HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Seth Christman Caitlin Wise 708 Laurent Street Nashville, TN 37206	First Horizon Bank 12719 Cantrell Road Suite 200 Little Rock, AR 72223	082-08-0-329.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Patrick McGuire and Katherine Tuckett, tenants in common with right of survivorship, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Seth Christman, unmarried man, and Caitlin Wise, unmarried woman, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Resubdivision of Lots 7 & 8 of Block "G" on the Plan of Eastwood Addition, of record in Plat Book 8250, Page 601, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Patrick McGuire and Katherine Tuckett, tenants in common with right of survivorship, by deed from Robert Adam Duncan and Sarah Duncan, husband and wife, of record in Instrument No. 20170606-0056319, dated May 31, 2017, said Register's Office.
>
> This is improved property known as 708 Laurent Street, Nashville, Tennessee 37206.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 06/01/21

Patrick McGuire

Katherine Tuckett by Patrick McGuire attorney-in-fact
Katherine Tuckett
By: Patrick McGuire, attorney- in-fact

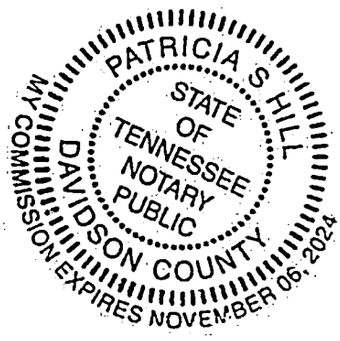
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/01/21, before me personally appeared Patrick McGuire and Katherine Tuckett, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 06/01/21

P S Hill
NOTARY PUBLIC

My Commission Expires: 11-6-24



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patrick McGuire, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" for Katherine Tuckett and is authorized by Katherine Tuckett to execute this instrument on behalf of Katherine Tuckett.

WITNESS MY HAND AND OFFICIAL SEAL, this the 1st day of June, 2021.

P S Hill
NOTARY PUBLIC

My Commission Expires: 11-6-24



Certificate of Authenticity

I, John Cobb Rochford, do hearby 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 Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Emily B. Hebert

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY