WARRANTY DEED

Karen Johnson Davidson County
Batch# 654655 DEEDWARR
06/11/2021 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20210611-0078792

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/14/2025
(AFFIX SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-040812

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Doris Del Giudice	SWBC Mortgage Corporation	
(NAME)	(NAME)	
5820 Cane Ridge Road	9311 San Pedro Ave, Suite 100	182-00-0-091.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED NINETY-NINE THOUSAND NINE HUNDRED NINETY-NINE AND NO/100 DOLLARS ($699,999.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TROY M. LUCCKETTA AND WIFE, LINDA L. LUCCKETTA, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DORIS DEL GIUDICE, MARRIED WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following tract or parcel of land in DAVIDSON County, Tennessee, to-wit:

Beginning at a point in the center line of Cane Ridge Road, said point being approximately 10 miles from the intersection with Old Franklin Road; then North 82 degrees 57 minutes East, 881.7 feet to an iron pin; then South 54 degrees 20 minutes West, 218.5 feet to a post in an old established fence line; thence with said fence line, South 79 degrees 40 minutes West, 41.0 feet to a post; thence South 48 degrees 00 minutes West, 12.5 feet to a post; thence South 11 degrees 00 minutes West, 162.0 feet to a post; thence South 5 degrees 00 minutes West, 63.0 feet to a post; thence South 8 degrees 20 minutes West, 92.5 feet to a post; thence South 4 degrees 00 minutes West, 25.0 feet to an iron pin in said fence line; thence North 87 degrees 30 minutes West, 806.6 feet to a P.K. nail in the center line of Cain Ridge Road; thence North 6 degrees 27 minutes East, 431.0 feet with the center line of said Road to a P.K. Nail in the center line of said Road, being the point of beginning.

Being the same property conveyed to Troy M. Luccketta and wife, Linda L. Luccketta by Quitclaim deed from Troy M. Luccketta, of record in Instrument No. 20150820-0084122, Register's Office for Davidson County, Tennessee, dated August 18, 2015 and recorded on August 20, 2015. Also see Warranty Deed in Instrument No. 20131220-0128802.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 5820 Cane Ridge Road, Antioch, TN 37013
(House No.) (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/our hand(s) this the 8th day of June, 2021

Troy M. Luccketta

Linda L. Luccketta

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Troy M. Luccketta and wife, Linda L. Luccketta, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of June, 2021.

Notary Public

My Commission Expires: 6/26/23

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Lori Patterson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lori Patterson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/11/2024

