39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 673380 **DEEDWARR**
07/08/2021 12:47:51 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20210708-0092202

MJ-SB-P-21-624

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Erin Michelle Tucker and Timothy Tucker	~~**NEW OWNER**~~ Capstar	
(NAME)	(NAME)	**096-11-0-103.00**
624 Gailwood Ln	2002 Richard Jones Rd #300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ROBERT E. BECHTOL AND KAREN D. TEMPLER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIN MICHELLE TUCKER AND TIMOTHY TUCKER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. 601 on the Plan of Cloverhill, Section No. VIII of record in Plat Book 2331, Pages 10 and 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 601 fronts 170 feet on the West side of Gailwood Lane and runs back between lines 226.5 feet on the North line and 243.5 feet on the South line, to a dead line in the rear on which is measures 171 feet.

Being the same property conveyed to Robert E. Bechtol and Karen D. Templer, husband and wife by Warranty deed from Nicole D. Gheorghe, an unmarried woman of record in Instrument No. 20150805-0077695 Register's Office for Davidson County, Tennessee, dated July 30, 2015 and recorded on August 05, 2015.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 2331, Page (s) 10 and 11, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **624 Gailwood Ln, Nashville, Tennessee 37214**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 7th DAY OF JULY, 2021.

Robert E. Bechtol by Ryan Terrell, attorney-in-fact
Robert E. Bechtol by Ryan Terrell, Attorney-in-Fact

Karen D. Templer by Ryan Terrell, attorney-in-fact
Karen D. Templer by Ryan Terrell, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN TERRELL , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT E. BECHTOL AND KAREN D. TEMPLER, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT E. BECHTOL AND KAREN D. TEMPLER.

Witness my hand and official seal, this the 2nd of July, 2021.

Yesenia J. Loor
Notary Public
My Commission Expires: 03/03/25
(SEAL)

YESENIA J. LOOR
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212