THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
File # P21-9358-PILK

Karen Johnson Davidson County
Batch# 686598 **DEEDWARR**
07/29/2021 02:24:52 PM 2 pgs
Fees: $13.00 Taxes: $2,608.50

20210729-0102330

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **705,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July, 2021.

Brian D Mitchell
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

FILE #: GVDES-21-849

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garland Development, LLC	New owner	MAP & PARCEL:
224 Kensington Pl.		146-10-0-044.00
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William H. Tucker III and Lisa Tucker Moore** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Garland Development, LLC,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 24 on the Plan of Forest Park of record in Plat Book 2900, Page 122, in the Register's Office for Davidson County.

Said Lot No. 24 fronts 134.0 feet on the Southerly side of Evansdale Drive and runs back on the Easterly line 330.0 feet and on the Westerly line 330.0 feet to a dead line in the rear on which it measures 134.0 feet.

Being the same property conveyed to William H. Tucker and wife, Barbara H. Tucker by Warranty deed from William S. Haga and wife, Marian C Haga of record in Book 5037, page 463, Register's Office for Davidson County, Tennessee, dated June 21, 1976 and recorded on June 21, 1976. William H. Tucker died February 4, 1996, vesting property to Barbara H. Tucker as surviving tenant by the entirety. Affidavit of heirship recorded on March 12, 2020 in Instrument No. 20200312-0027845, Register's Office for Davidson County, Tennessee. Being the same property conveyed to William H. Tucker III and Lisa Tucker Moore, as equal tenants in common by Executor's Quitclaim deed from William H. Tucker III, Executor of the Estate of Barbara Hunt Tucker, deceased (the decedent"), who died on January 26, 2020, in connection with distribution of the estate of the decedent pursuant to the decedent's Last Will and Testament that was duly admitted to probate in Davidson county, Tennessee, on July 16, 2020 and recorded under Docket No. 20P-968 in the Seventh Circuit Court Clerks Office (Probate Division) of record in Instrument

No. 20201001-0113384 Register's Office for Davidson County, Tennessee, dated September 29, 2020 and recorded on October 01, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **819 Evansdale Dr, Nashville, TN 37220.**

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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, its 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 our hands this the 23rd day of July, 2021.

William H. Tucker III

Lisa Tucker Moore by William H. Tucker III, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William H. Tucker III** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

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

My Commission expires 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William H. Tucker III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Lisa Tucker Moore**, as her Attorney in Fact, as the free act and deed of the within named **Lisa Tucker Moore**.

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

My Commission expires 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY