WARRANTY DEED

Karen Johnson Davidson County
Batch# 689744 DEEDWARR
08/04/2021 10:38:40 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20210804-0104696

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$700,000.00.**

Amanda Burner
Affiant

Subscribed and sworn to before me, this the 3rd day of August, 2021.

Notary Public

My commission expires: 10/26/24
(AFFIX SEAL)

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lauren Luellwitz	New Owner	**Map 092-09-4-A Parcel 002-00co**
421 A 36th Avenue North		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Wilburn C. Tucker and Margryt F. Tucker, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lauren Luellwitz, a single 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:

Land in Davidson County, Tennessee, being Unit B on the Plan of Homes at 421 36th Avenue North, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Homes at 421 36th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160104-0000581, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Homes at 421 36th Avenue North, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20160104-0000581, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Wilburn C. Tucker and Margryt F. Tucker, husband and wife, by Deed from FPH Investments, G. P., of record in Instrument No. 20160927-0101680, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 421 36th Avenue North shown in Instrument No. 20160104-0000581, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) All matters as shown in Book 332, Page 161, said Register's Office. 3) Declaration of Covenants, Conditions and Restrictions and By-Laws of Homes at 421 36th Avenue North, of record in Instrument No. 20160104-0000581, Register's Office for Davidson County, Tennessee. 4) Charter of Homes at 421 36th Avenue North, of record in Instrument No. 20160104-0000580, Register's Office for Davidson County, Tennessee. 5) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **421 A 36th Avenue North, Nashville, TN 37209**

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 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 **3rd** day of **August, 2021.**

Wilburn C Tucker
Wilburn C. Tucker

Margryt Tucker
Margryt F. Tucker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Wilburn C. Tucker and Margryt F. Tucker,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **August, 2021.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY