Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0561

Karen Johnson Davidson County
Batch# 729936 DEEDWARR
10/04/2021 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20211004-0133328

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 599,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of September, 2021.

Notary Public

Commission Expires: _____

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 01, 2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ellen Voehringer 400 Dry Creek Road Goodlettsville, TN 37072	new owner	025-00-0-164.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Justin A. Tucker, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Voehringer and Ellen Voehringer, husband and wife

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 Lot No. 1 on the Plan of Connie L. Edwards Property of record in Plat Book 6900, Page 58, as amended in Instrument No. 20021023-0130036, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Justin A. Tucker, married, by Warranty Deed from Larry E. Kirby and his wife, Kendell Chevell Kirby, dated 1/22/2021 and recorded 1/26/2021 in Instrument No. 20210126-0011200, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 400 Dry Creek Road, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of September, 2021.

Justin A. Tucker

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Justin A. Tucker** 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 Hendersonville, Tennessee this 30th day of September, 2021.

Notary Public
My Commission Expires: 8·20·24

(Notary Seal)

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

TRUE COPY CERTIFICATION

I, Lisa Hodges, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 30th day of September, 2021.

Affiant Signature

Date: October 1, 2021

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 1st day of October, 2021.

Notary Public

My Commission Expires: _____

