This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 749746 DEEDWARR
11/05/2021 08:21:30 AM 5 pgs
Fees: $28.00 Taxes: $832.50
20211105-0147867

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $225,000

Affiant Signature

Subscribed and sworn to before me on this the 25 Day of August 2021

Notary Public

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 2/23/25

NAME AND ADDRESS OF PROPERTY OWNER:
Davie Tucker Jr & Carla Y. Tucker
610 Fatherland Street
Nashville, TN 37206

SEND TAX BILLS TO:
NEW OWNER
MAP AND PARCEL NUMBER: Tax ID #: 04209002600

WARRANTY DEED
21NT01407

Effective the 25 Day of August 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Sandra J. Jones Scruggs (1/5th interest), Aroll A. Jones (1/5th Interest), Clyde K. Jones (1/5th Interest) Shredna K. Jones Cunningham aka Shrenda K. Cunningham (1/5th interest) Gwendar S. Jones Bibbs aka Gwenda Sue Bibbs (1/5th interest), as residuary devisees under the last will and testament of Willie Rose Hill. Gwendar S. Jones Bibbs aka Gwenda Sue Bibbs died 02/08/2020, leaving her 1/5th interest as follows to her heirs at law: Galemenia Montgomery, Robert Bibbs III & Barron L. Bibbs.

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
Davie Tucker Jr & wife, Carla Y. Tucker

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Kemper Heights Subdivision, Section 1, as of record in Book 2331, Pages 65 and 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 101 fronts 90 feet on the northerly side of Kemper Drive, North, and extends back 321.6 feet on the westerly line and 322.8 feet on the easterly line, to a broken line in the rear on which it measures 169.9 feet.

Being the same property conveyed to Willie Rose Hill and Gwendolyn S. Bibbs, by Warranty Deed from Thomas William Pilkerton, Edith Pilkerton Rawls, and Margaret Pilkerton Stubblefield, being their heirs at law of the Estate of Christine M. Ragan, deceased, dated 01/15/2002 and recorded 01/16/2002 as Instrument No. 20020116-0006770, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Willie Rose Hill by Court Order from the estate of Gwendolyn S. Bibbs dated 08/21/2007 and recorded 09/24/2007 as instrument no. 20070924-0113773, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sandra J. Jones Scruggs (1/5th interest), Aroll A. Jones (1/5th Interest), Clyde K. Jones (1/5th Interest) Shrendna K. Jones Cunningham aka Shrenda K. Cunningham (1/5th interest), Gwendar S. Jones Bibbs aka Gwenda Sue Bibbs (1/5th interest), as residuary devisees under the last will and testament of Willie Rose Hill, probated in the Davidson County Probate Court, Case #21P629. Gwendar S. Jones Bibbs aka Gwenda Sue Bibbs died 02/08/2020, leaving her 1/5th interest as follows to her heirs at law, as evidenced by affidavits of heirship dated _____ and recorded 20211105014786 5ted _____ and recorded 20211105014786 6r's Office for Davidson County, Tennessee: Galemenia Montgomery, Robert Bibbs III & Barron L. Bibbs.

This is an improved property commonly known as 402 Kemper Dr N, Madison, TN 37115

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 25 day of August 2021

Sandra J. Jones Scruggs
Sandra J. Jones Scruggs

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sandra J. Jones Scruggs** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of August 2021.

Notary Public

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/25.

Aroll A. Jones
Aroll A. Jones

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Aroll A. Jones** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of August 2021.

Notary Public

My Commission expires: 2/25/25.

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Clyde K. Jones

Clyde K. Jones

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Clyde K. Jones** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of August 2021.

Notary Public

My Commission expires: 2 / 23 / 25 .

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Shredna K. Jones Cunningham aka Shredna K. Cunningham

Shredna K. Jones Cunningham aka Shredna K. Cunningham

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Shredna K. Jones Cunningham aka Shrenda K. Cunningham,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of August 2021.

Notary Public

My Commission expires: 2 / 23 / 25 .

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Galemenia Montgomery

Galemenia Montgomery

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Galemenia Montgomery,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of August 2021.

Notary Public

My Commission expires: 2 / 23 / 25 .

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Robert Bibbs III

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Robert Bibbs III** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of August, 2021.

Notary Public

My Commission expires: 2/23/25.

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Barron L. Bibbs

Barron L. Bibbs

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Barron L. Bibbs,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of August 2021.

Notary Public

My Commission expires: 2/23/25.

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Cortney Jacks 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 8/25/21 (date of document).

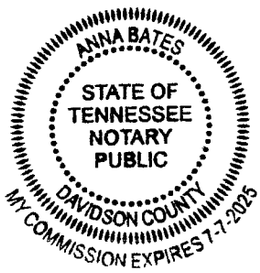
Affiant Signature

10/20/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 of October, 2021.

(SEAL)



Anna Bates
Notary's Signature
My Commission Expires: