WARRANTY DEED

Karen Johnson Davidson County
Batch# 774869 DEEDWARR
12/16/2021 11:06:30 AM 2 pgs
Fees: $13.00 Taxes: $296.00

20211216-0166341

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2021

Notary Public

MY COMMISSION EXPIRES: 9-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ann E. Tucker Manrique Cantillano Audrey N. Simpson	Regions Bank dba Regions Mortgage	107-09-0-009.00
(NAME)	(NAME)	
1008 Norcross Drive	2050 Parkway Office Circle RCN- 6, Mail Code: ALBH40602B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sandra Tucker,** a widow, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ann E. Tucker and husband, Manrique Cantillano, and Audrey N. Simpson, an unmarried individual,** as joint tenants with the rights of survivorship, 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:

Being Lot No. 11 on the Plan of Patricia Heights Annex, of record in Book 2900, Page 37, Register's Office for said County, as follows:

Said Lot No. 11 fronts 175 feet on the north side of Norcross Drive and runs back 291.85 feet on the west line and 183 feet on the east line to a dead line on which it measures 204.78 feet.

Being the same property conveyed to Ronald Leigh Tucker and Sandra Hutchison Tucker from Bruce A. Hutchison and wife, Helen H. Hutchison by Deed on May 1, 1979, of record in Book 5429, Page 744, Register's Office for Davidson County, Tennessee. Ronald Leigh Tucker having since died on October 28, 2012, property is vested to Sandra Hutchison as the surviving tenant.

Subject to all matters as shown on Plan of record in Book 2900, Page 37, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 1008 Norcross Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hands this 13th day of December, 2021.

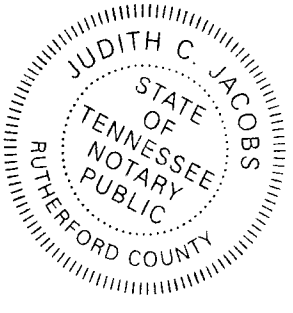
Sandra Tucker

State of Tennessee
County of Davidson

Personally appeared before me Sandra Tucker, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of December, 2021.

Notary Public Judith C. Jacobs
My Commission Expires: 9-14-23



File No.: 202106041