Karen Johnson Davidson County
Batch# 802370 DEEDWARR
02/09/2022 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,224.70
20220209-0014796

Prepared By:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0010

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,000.00

Kiera Madison Loveless
Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of January, 2022

Notary Public

Commission Expires: 5/2/22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Zachary Weisberg 111 Hardwick Court Goodlettsville, TN 37072	New Owner	026-07-0-036.00

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 Tucker, a married man

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

Zachary Weisberg, a single man and Kiera Madison Loveless, a single woman, as joint tenants with right 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:

LAND in Davidson County, Tennessee, being Lot No. 142, on the Plan of Windsor Green, Phase I, Section II, of record in Plat Book 6250, Page 45, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Justin Tucker, married man, by Warranty Deed from Jack Hartley Lounsbury Revocable Trust, dated February 24, 2010, Jack Hartley Lounsbury and Khara Heather Lounsbury n/k/a Khara Durden, Co-Trustees, dated 4/23/2021 and recorded 4/30/2021 in Instrument No. 20210430-0058057, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jack Hartley Lounsbury Revocable Trust, dated February 24, 2010, Jack Hartley Lounsbury and Khara Heather Lounsbury, Co-Trustees, by Quit Claim Deed from Jack H. Lounsbury, unmarried, of record in Instrument No. 20100827-0068150, in the Register's Office for Davidson County, Tennessee, dated February 24, 2010 and recorded on August 27, 2010.

Being the same property conveyed to Jack H. Lounsbury, unmarried, by Warranty Deed from Michael Alan Gossett and wife, Christi Harris Gossett, of record in Book 8808, Page 775, in the Register's Office for Davidson County, Tennessee, dated November 27, 1992 and recorded on December 9, 1992.

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: 111 Hardwick Court, 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 28th day of January, 2022.

Justin Tucker

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Justin 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 28th day of January, 2022.

Kim Graves
Notary Public
My Commission Expires: 8-20-24

(Notary Seal)

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 Jan. 28, 22.

Affiant Signature

1/28/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1/28/22.

Notary's Signature

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: **10/23/2023**

Notary's Seal