P22-4506
Sellers

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Richard C. Tucker
5144 Traceway Dr
Nashville, Tennessee 37221

MORTGAGEE:
New Owner

Karen Johnson Davidson County
Batch# 840312 DEEDWARR
04/18/2022 09:26:54 AM 2 pgs
Fees: $13.00 Taxes: $2,830.50
20220418-0043928

SEND TAX BILL TO:
Mortgagee

MAP **155-16**
GROUP **0A**
PARCEL **148.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mark S, Hoback and wife, Kristin L. Hoback,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Richard C. Tucker and Klare M. Essad, husband and wife, 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. 295 on the Plan of Traceside Section Six, as shown by plat and survey of record in Plat Book 9700, page 268, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark S, Hoback and wife, Kristin L. Hoback by deed from Centex Homes, a Nevada General Partnership and Centex International, Inc., a Nevada Corporation of record in Book 10750, page 975, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **5144 Traceway Dr, Nashville, Tennessee 37221.**

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,

GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **15th** day of **April, 2022.**

Mark S, Hoback

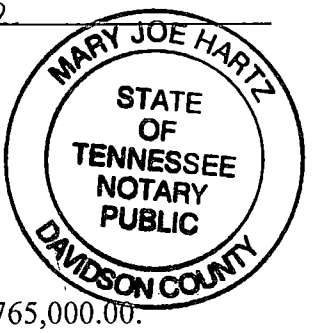
Kristin L. Hoback

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mark S, Hoback and wife, Kristin L. Hoback**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of April, 2022.

Mary Joe Hartz
NOTARY PUBLIC



My Commission Expires: 9/2/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $765,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of April, 2022.

M. Catherine Clearwaters
NOTARY PUBLIC

My Commission Expires: 1-6-25

