THIS INSTRUMENT WAS PREPARED BY
& RETURN TO
Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P22-13399-BW

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 167,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/2/24

(AFFIX SEAL)

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 852633 DEEDWARR
05/09/2022 11:47:43 AM 2 pgs
Fees: $13.00 Taxes: $617.90

20220509-0052907

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco Velazco Rodriguez and Eduviges Tello Lopez	SAME	
1218 Kermit Drive		120-01-0-069.00
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Two Tuckers, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Francisco Velazco Rodriguez and Eduviges Tello Lopez**

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. 12 on the Map of Miro Meadows, of record in Book 1424, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for more particular description.

Being the same property conveyed to Two Tuckers, LLC by Warranty Deed from Billie E. Key as Executrix of the Estate of Ruth Hensley Willis and as Devisee of the Last Will and Testament of Ruth Hensley Willis dated January 24, 2017, and recorded on January 27, 2017, of record in Instrument No. 20170127-0009224, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1218 Kermit Drive, Nashville, TN 37217**

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 our hands this the 5th day of May, 2022.

Two Tuckers, LLC, a Tennessee limited liability company

BY: _____

ITS: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared Robin Treadway, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member & Authorized Signor of the maker, **Two Tuckers, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 5th day of May, 2022.

My Commission expires 9/2/24

_____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY