Karen Johnson Davidson County
Batch# 870805 DEEDWARR
06/14/2022 09:21:22 AM 2 pgs
Fees: $13.00 Taxes: $906.13
20220614-0067320

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STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 ($10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I

CYNTHIA O. TUCKER, a single man,

(herein referred to as grantor), grant, bargain, sell and convey unto:

RANDY H. TUCKER;

(herein referred to as grantee), the following described real estate, situated in **Davidson** County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 81, on the plan of Brookview Forest, Phase V, of record in instrument 200903090021109, said Register's Office, reference to which is hereby made for a more complete description. Being part of the same property conveyed to Drees Premier Homes, Inc. by Deed from Danco Property Investments, LLC, dated 09/25/2002 and filed for record on 10/01/2002 in Instrument 200210010118959, Register's Office for Davidson County, Tennessee.

Source of Title: Trans: T20110081800, recorded in the Probate Office of Davidson County, Tennessee.

This deed is executed in compliance with a divorce decree entered between the parties.

Subject, however, to any valid adverse title as to minerals, oil or mining rights, easements or rights of way, covenants running with the land; encroachments or other matters or defects shown by a survey of said property, and ad valorem taxes for the current year and subsequent years.

This deed without benefit of title examination unless a separate written opinion is rendered and a separate charge made for such examination. No warranty is made by the draftsmen as to the quantity of ground or the correctness of the description.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 13 day of May, 2022.

Cynthia O. Tucker
CYNTHIA O. TUCKER

WILMER & LEE, P.A.
ATTORNEYS AT LAW
725 NORTH BRINDLEE MOUNTAIN PARKWAY
ARAB, ALABAMA
35016

Deed: Tucker to Tucker
Page Two

STATE OF ALABAMA

COUNTY OF MARSHALL

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CYNTHIA O. TUCKER,** whose name is signed to the foregoing conveyance, and who is personally known to me or who produced AL DL as identification, acknowledged before me on this day, that being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13 day of May, 2022.

NANCY H. HARBISON NOTARY PUBLIC ALABAMA STATE AT LARGE

Nancy H. Harbison
Notary Public
My Commission Expires: 2/18/25

Grantor's Address:

1945 Hickory Trail NE
Arab, Alabama 35016

Grantee's Address:

3134 Brookview Forest Dr.
Nashville TN 37211

Property Address:
3134 Brookview Forest Dr.
Nashville, TN 37211

This Document Prepared By:
Clint L. Maze/kl/22-50528
Wilmer & Lee, P.A.
725 N. Brindlee Mtn. Pkwy.
Arab, AL 35016

Tax Assessed Value:
$ 244,900.00

Map Parcel: 180040B16900CO

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 244,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Cynthia O. Tucker
AFFIANT

Subscribed and sworn to before me this the 13th day of May, 2022.

Kimberly E. Landry

KIMBERLY E. LANDRY NOTARY PUBLIC ALABAMA STATE AT LARGE

WILMER & LEE, P.A.
ATTORNEYS AT LAW
725 NORTH BRINDLEE MOUNTAIN PARKWAY
ARAB, ALABAMA
35016

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