Name and Address of New Owner:
Tyler Ball
6718 Duquaine Court
Nashville, TN 37205

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
New Owner

Map & Parcel(s):
115-09-0-063

WHEN RECORDED RETURN TO
Structure Title Group, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-17276-21

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth W. Tucker, widower, Jonathan Lee Tucker, married, Patrick Steven Tucker, married, and Elizebeth Tucker, unmarried, as Heirs at Law of Charles K. Tucker and Martha M. Tucker,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Tyler Ball, a married man,** hereinafter called the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 169, Section Eight, West Meade Estates, according to survey and plat of same appearing of record in Book 3700, page 31, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Charles K. Tucker by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20100820-0066012, in the Register's Office of Davidson County, Tennessee, dated August 3, 2010, and recorded on August 20, 2010. The said Charles K. Tucker died intestate on June 13, 2016, leaving Kenneth W. Tucker and Martha M. Tucker as his sole heirs at law as evidenced by Affidavit of Heirship of record in Instrument 202206210070335, of the Register's Office of Davidson County, Tennessee. The said Martha M. Tucker died on August 20, 2021 leaving Kenneth W. Tucker, Jonathan Lee, Tucker, Patrick Steven Tucker, and Elizebeth Tucker as her sole heirs at law as evidenced by Affidavit of Heirship of record in Instrument 202206210070336, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 6718 Duquaine Court, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

Karen Johnson Davidson County
Batch# 874820 DEEDWARR
06/21/2022 11:45:30 AM 6 pgs
Fees: $33.00 Taxes: $3,700.00
20220621-0070337

WITNESS my hand this 1 day of June, 2022.

Kenneth W Tucker
Kenneth W. Tucker

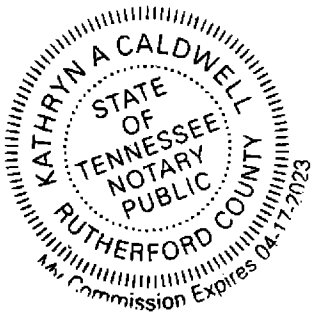
STATE OF TENNESSEE

COUNTY OF Rutherford

On this 1 day of June, 2022, before me personally appeared Kenneth W. Tucker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1 day of June, 2022.

Notary Signature
My commission expires: 4/17/2023



WITNESS my hand this 1st day of June, 2022.

Jonathan Lee Tucker

Jonathan Lee Tucker

STATE OF TEXAS

COUNTY OF Collin

On this 1st day of June, 2022, before me personally appeared Jonathan Lee Tucker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of June, 2022.

LaShana Alicia Haythorne

Notary Signature
My commission expires: 7/8/2024

NOTARY PUBLIC STATE OF TEXAS
LASHANA ALICIA HAYTHORNE
Notary ID #132559480
My Commission Expires
July 8, 2024

WITNESS my hand this 1 day of June, 2022.

Patrick Steven Tucker

STATE OF TX

COUNTY OF ~~Montgomery~~ Montgomery

On this 1st day of June, 2022, before me personally appeared Patrick Steven Tucker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1 day of June, 2022.

Notary Signature
My commission expires: 10/11/2024

DAVE WHITTAKER
Notary Public, State of Texas
Comm. Expires 10-11-2024
Notary ID 130857633

WITNESS my hand this 1st day of June, 2022.

Elizebeth Tucker

Elizebeth Tucker

STATE OF TENNESSEE

COUNTY OF Davidson

On this 1st day of June, 2022, before me personally appeared Elizebeth Tucker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of June, 2022.

Notary Signature
My commission expires: 8-29-2023

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,000,000.00.

Elizebeth Tucker

Affiant Signature

Subscribed and sown to before me, this the 1st day of June, 2022.

Notary Public
My Commission Expires: 8-29-2023

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Michael Ferrence, 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 6/1/22.

Affiant Signature

6/2/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of June, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires