Karen Johnson Davidson County
Batch# 883557 DEEDWARR
07/05/2022 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220705-0076984

**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $300,000.00

Affiant Signature

Subscribed and sworn to before me on this the 30 day June 2022.

Notary Public
My Commission expires: 10/2/23

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

**NAME AND ADDRESS OF PROPERTY OWNER:**
**Mary Lunceford and Jesse Lunceford**
**1707 Turner Street**
**Old Hickory, TN 37138**

**SEND TAX BILLS TO:**
**Mary Lunceford and Jesse Lunceford**
**1707 Turner Street**
**Old Hickory, TN 37138**

**MAP AND PARCEL NUMBER: Tax ID # 05307004500**

# WARRANTY DEED
## 22NT00991

Effective the____ Day of June 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Thomas Elam and Maria Elam**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Mary Kathryn Lunceford-Levesque and Jesse Lunceford, wife and husband**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land Davidson County, Tennessee, described as follows, to wit:

**Property located in the County of Davidson, Tennessee:**

**Land in Davidson County, Tennessee, being the Southeasterly triangular part of Lot No. 56 and the Northerly part of Lot No. 57 on the revised Plan of Section "F" of the Village of Old Hickory as of record in Book 1424, Page 131, Register's Office for said County, Tennessee.**

**Being the same property as conveyed to Thomas Elam and Maria Elam by Warranty Deed from James P Carroll, Jr, unmarried dated 04/12/2013 recorded 04/22/2013 in Book NA, Page NA, as Document Number 20130422-0039776, Register's Office for Davidson County, Tennessee.**

**This is an improved property commonly known as: 1707 Turner St, Old Hickory, TN 37138-2752**

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 30 day of June, 2022.

**Thomas Elam**

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

State of TENNESSEE
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said **county and** State, **Thomas Elam**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

**Witness my hand and official seal at office, this** 30 **day of** June, **2022.**

**Notary Public**
**My Commission expires:** 3-3-2025

**Maria Elam**

State of TENNESSEE
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Maria Elam**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

**Witness my hand and official seal at office, this** 30 **day of** June, **2022.**

**Notary Public**
**My Commission expires:** 3-3-2025

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

**TRUE COPY CERTIFICATION**

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or 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 6/30/22.

D. Shayne Adair

7/1/2022
Date

**STATE OF TENNESSEE**
**STATE OF DAVIDSON**

Sworn to and subscribed before me this 1 day of July, 2022.




Notary Public
My Commission Expires: 03/07/2026