Karen Johnson Davidson County
Batch# 890822 DEEDWARR
07/19/2022 10:43:45 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20220719-0082614

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-18116-LV

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2022.

Notary Public
My Commission Expires: 1-3-23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert J. Luckett 5305 Heatherwood Drive Brentwood, TN 37027	NEW OWNER	147 12 0 020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Sarah Simpkins, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Robert J. Luckett**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 135 on the Plan of Section 1, Beverly Heights, of record in Book 2331, Page 26, Register's Office for said County, as follows:

Said Lot No. 135 fronts 157 feet on the Easterly side of Hopedale Drive and run back 250.5 feet on the Northerly line and 227.9 feet on the Southerly line, to a dead line in the rear on which it measures 122 feet.

Being the same property conveyed to Sarah Simpkins, an unmarried woman by Warranty Deed from Randy Lynn Simpkins, devisee under Will of Robert E. Simpkins of record as Instrument No. 20170915-0094786 in the Register's Office for Davidson County, Tennessee, dated September 13, 2017 and recorded on September 15, 2017.

This is improved property located at: **4950 Hopedale Drive, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of July, 2022.

GRANTOR:

Sarah Simpkins

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sarah Simpkins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of July, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024