WARRANTY DEED

Karen Johnson Davidson County
Batch# 900355 DEEDWARR
08/08/2022 11:05:28 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20220808-0089915

BS-JAH-22-3726

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S):
Revision Homes LLC	**New Owner**	133-06-0-210.00
(NAME) **1222 Twelve Stones**	(NAME)	
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ESTATE OF WILLIIAM C. MCKOIN JR. AND APRIL JOY EDWARD TUCKER AND CARLA SHEA CONTE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REVISION HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 14 on the Plan of Leonard Heights of record in Plat Book 2330, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Propery Known As:3726 Tibbs Dr, Nashville TN 37211

Being the same property conveyed to William C. McKoin, Jr. by Warranty deed from Glenda S. Reed Clifford, an unmarried person of record in Book 7556, page 898, Register's Office for Davidson County, Tennessee, dated May 26, 1988 and recorded on May 31, 1988.

William C. McKoin, Jr unmarried having since died, Testate on January 15th, 2022, Will Probated in Case Number 22P823 in Davison County Probate Court, Nashville Tennessee.
The heirs of the said real property are April Joy EdwardsTucker and Carla Shea Conte.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 15, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2346, Page 291, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3726 Tibbs Drive, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 3rd DAY OF AUGUST, 2022.

the Estate of Williiam C. McKoin Jr.

BY: _____
Thomas H Jarrett
Executor

_____
April Joy Edward Tucker

_____
Carla Shea Conte

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS H JARRETT, EXECUTOR of the THE ESTATE OF WILLIIAM C. MCKOIN JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 3rd of August, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, APRIL JOY EDWARD TUCKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of August, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARLA SHEA CONTE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of August, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212