Karen Johnson Davidson County
Batch# 912903 DEEDWARR
09/06/2022 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,990.60
20220906-0100026

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $538,000.00

Affiant

Subscribed and sworn to before me, this 6th day of September, 2022.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael P Oakes **Amanda L Oakes**	**First Horizon Bank**	**181010B29600CO**
6625 Sunnywood Dr	**12719 Cantrell Rd., Ste 200**	
Nashville, TN 37211	**Little Rock, AR 72223**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Daren John Tucker and Shannon Tucker, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael P Oakes and Amanda L Oakes, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 53 on the Plan of Section Two of Phase Three, 2nd Addition to Sugar Valley, RS-10 Subdivision-Cluster Lot Option of record in Plat at Instrument No. 20140506-0038378, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daren John Tucker and Shannon Tucker, husband and wife, by Warranty Deed from Richard T Fee and Theresa A Fee, husband and wife, dated September 29, 2020, of record in Instrument No. 20201002-0114403, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

General Warranty Deed executed by Gulf Interstate Gas Company of record in Book 2875, Page 299, said Register's Office.

Subject to Right of Way Easement to Gulf Interstate Gas Company of record in Book 2203, Page 579 and in Book 2244, Page 11, said Register's Office.

Subject to perpetual Easement for Entrance Wall of record in Instrument Number 20040205-0014018, said Register's Office.

Restrictions of record as Instrument Number 20141203-0110779, said Register's Office.

Right-of-Way Dedication of record in Instrument Number 20130912-0096423, said Register's Office.

Slope Easement contained of record in Instrument Number 20070725-0088276, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 6625 Sunnywood Dr, Nashville, TN 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 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 in 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. 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.

Daren John Tucker Date: 8/31/2022

Daren John Tucker

Shannon Tucker Date: 8/31/2022

Shannon Tucker

STATE OF Massachusetts

COUNTY OF Middlesex

Personally appeared before me, a Notary Public of said County and State, Daren John Tucker and Shannon Tucker, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of August, 2022.

NOTARY PUBLIC

My Commission Expires: 07/24/2022

JEFFREY DUTILE
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
July 24, 2026

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/31/2022 (date of document).

Jennifer Russell
Affiant Signature

9/6/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6th day of September 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

