Name and Address of New Owner:
Tanya D. Tucker
3400B Old Hickory Blvd
Old Hickory Tn 37138

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 921451 DEEDWARR
09/26/2022 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20220926-0106513

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 148-13-0-185

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Aschky, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tanya D. Tucker,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Fairlane Park, of record in Book 2331, page 108, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to ASCHKY LLC, from Jason P. Morgan and Sarah E. Morgan, husband and wife, by Warranty Deed dated November 29, 2017 and recorded December 4, 2017 in Instrument #20171204-0123545, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of September, 2022.

Aschky, LLC, a Limited Liability Company

By: Cheryl Gudzak (SEAL)
Cheryl Gudzak

STATE OF Florida
COUNTY OF St. Johns

Before me, a Notary Publicof the state and county mentioned, personally appeared Cheryl Gudzak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Owner of Aschky, LLC, the within named bargainor, a Limited Liability Company, and that such Cheryl Gudzak as such owner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Owner.

Witness my hand and seal, the the 22nd day of September, 2022.

LISA MARIE MORIN
NOTARY PUBLIC
Comm. # HH 110817
Mar 29, 2025
STATE OF FLORIDA

Lisa Marie Mo
Notary Signature Lisa Marie Morin
My commission expires: 3/29/2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $545,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 22 day of September, 2022.

Notary Signature
My commission expires: 11/16/2024

TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 09/22/2022 (date of document).

Shannon O'Neill

09/22/2022

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 22 day of September, 2022.

Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD