Name and Address of New Owner:
Wyatt Lucas
1303 Sula Drive
Hermitage, TN 37076

Send Tax Bills To: Cadence Bank
2778 W. Jackson St.
Tupelo, MS 38803

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 930165 DEEDWARR
10/17/2022 09:15:13 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20221017-0113144

Map & Parcel No: 086120B04800CO

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, **Gary S. Nance, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Wyatt Lucas, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Unit 48 as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Tulip Grove, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123638, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20161123-0124072, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Gary S. Nance, a single man by Warranty Deed from Kyle Bradley Baker and Mary Katherine Baker, husband and wife, dated January 22, 2021, of record in Instrument No. 20210127-0011771, said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2023 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1303 Sula Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 14th day of October, 2022.

_____(SEAL)
Gary S. Nance

STATE OF TENNESSEE
COUNTY OF Williamson

On this 14th day of October, 2022, before me personally appeared Gary S. Nance, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of October, 2022.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires:

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 **$355,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 14th day of October, 2022.

_____
Notary Signature
My commission expires: 7/1/23

SANDY McCOLLUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY