39B

Karen Johnson Davidson County
Batch# 943358 DEEDWARR
11/21/2022 01:52:08 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50

20221121-0123320

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

PAMELA Y. POSTON WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Autumn Julia Massey and Price William Dickerson	Capstar Bank	091-02-2M-002.00 CO
(NAME)	(NAME)	
6223 New York Avenue	2002 Richard Jones Rd Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Corry Tucker, a single woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Autumn Julia Massey, a single woman and Price William Dickerson, a single man, as joint tenants with right of survivorship,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the plan of 6221 New York Avenue Commons, as shown on Exhibit C to the Declaration of Covenants, Conditions and Restrictions of 6221 New York Avenue Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170629-0065720, amended in Instrument No. 20190307-0021371 Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to CORY TUCKER, A SINGLE WOMAN, by deed from GODDARD CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20180516-0046831, dated May 4, 2018, said Register's Office.

This conveyance is subject to:
Matters shown on the Plan of record in Plat Book 161, Page 75, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 6223 New York Avenue, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Effective the 17 day of November, 2022.

Corry Tucker

STATE OF Michigan

COUNTY OF Macomb

On this 17th day of November, 20 22, before me personally appeared Corry Tucker, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 05/24/26

KRISTIN CRUMP
Notary Public - State of Michigan
County of Macomb
My Commission Expires May 24, 2026
Acting in the County of Macomb

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027