Karen Johnson Davidson County
Batch# 959476 DEEDWARR
01/10/2023 08:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230110-0001957

This instrument prepared by:
Linda Tucker
11605 Springhouse Place
Reston, VA 20194

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Linda Sue Tucker, Trustee 11605 Springhouse Place Reston, VA 20194	Linda Sue Tucker, Trustee 11605 Springhouse Place Reston, VA 20194	135-01-0-060.00

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Linda Tucker, an unmarried woman** has this day bargained and sold, and does hereby transfer and convey unto the said **Linda Sue Tucker, Trustee of the Linda Sue Tucker Revocable Trust dated August 29, 1995, and any amendments thereto**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer to a revocable living trust.

This is unimproved ( ) property known as 1708 D'Ville Drive, Nashville, Tennessee 37217
Improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 our hand this 14th day of December, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Linda Tucker

Linda Tucker

ACKNOWLEDGMENT

STATE OF Virginia)

COUNTY OF Fairfax) ss

Personally appeared before me, Tara Leigh McCabe, a Notary Public in and for said County and State, **Linda Tucker** the within named bargainor, individual(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.

Given under my hand and official seal of office at 11718 Bowman Green Dr. Suite 100, Reston, VA 20190 this 14th day of December, A.D., 20 22.

NOTARY STAMP/SEAL

TARA LEIGH MCCABE
NOTARY PUBLIC
REG. #7338025
MY COMMISSION EXPIRES
Feb. 28, 2026
COMMONWEALTH OF VIRGINIA

NOTARY PUBLIC
Notary Commission Expires: 02/28/~~2022~~ 2026

AFFIDAVIT OF VALUE

STATE OF Virginia)

COUNTY OF Fairfax)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax Code 67-4-409 (a)(3) (f).

Subscribed and sworn to before me this the 14th day of December, 20 22.

(Affix Seal)

Affiant

Notary Public
My Commission Expires: 02/28/2026

TARA LEIGH MCCABE
NOTARY PUBLIC
REG. #7338025
MY COMMISSION EXPIRES
Feb. 28, 2026
COMMONWEALTH OF VIRGINIA

EXHIBIT "A"
LEGAL DESCRIPTION

THAT CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 125 ON THE PLAN OF TOWN PARK ESTATES OF RECORD IN BOOK 3300, PAGES 64 AND 65 (ERRONEOUSLY SHOWN ON PRIOR TWO DEEDS AS PAGES 64 AND 54), REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Linda Tucker, an unmarried woman by Warranty Deed from Julie Williams and husband, Tommy Williams of record in Document No. 20200729-0083780, said Register's Office.

Tennessee Certification of Electronic Document

I, Jennifer E. Allen, 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 12-14-2022 (date of document).

Jennifer E. Allen
Affiant Signature

12-27-2022
Date

State of Nevada

County of Clark

Sworn to and subscribed before me this 27th day of December, 2022.

Valerie Ward
Notary's Signature

MY COMMISSION EXPIRES: August 28, 2023

NOTARY'S SEAL

VALERIE WARD
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-4707-1
My Appt Expires August 28, 2023