Karen Johnson Davidson County
Batch# 959665 DEEDWARR
01/10/2023 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,084.10
20230110-0002184

LAURA DESMOND
STATE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

WARRANTY DEED

DM-EXP-22-608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/20/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Camrie Lucey **Kelley Lucey and Steven Lucey**	Camrie Lucey	
(NAME) **608 Tuscarora Court**	(NAME) 608 Tuscarora Court	**162-03-0-298.00**
(ADDRESS) **Antioch, TN 37013-3615**	(ADDRESS) Antioch, TN 37013-3615	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FIFTYFORWARD, A TENNESSEE NON-PROFIT CORPORATION, CONSERVATOR FOR BARBARA ANNE CHANDLER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAMRIE LUCEY, UNMARRIED AND KELLEY LUCEY AND STEVEN LUCEY, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 156 on the Plan of Haywood Hills, Section 3 of record in Plat Book 4460, Page (s) 164 and 165, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barbara Anne Chandler by Warranty Deed from William & Lee, Inc. of record in Book 5089, page 508, Register's Office for Davidson County, Tennessee, dated November 12, 1976 and recorded on November 19, 1976.

Notice of Conservatorship of Barbara Anne Chandler, having been granted in the Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 21P-1545, and recorded on December 10, 2021 at Instrument No.20211210-0163782, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4460, Page (s) 164 and 165, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4691, Page 670, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **608 Tuscarora Court, Antioch, Tennessee 37013-3615**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 4th DAY OF JANUARY, 2023.

FIFTYFORWARD, a Tennessee non-profit corporation,
as Conservator for Barbara Anne Chandler

BY: _____ agent for conservator Fiftyforward
Kristen Maloney
Authorized Agent

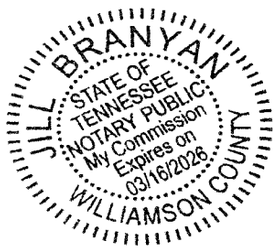
BY: _____, agent for conservator Fiftyforward
Gretchen Funk
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTEN MALONEY AND GRETCHEN FUNK, AUTHORIZED AGENTS of FIFTYFORWARD, a Tennessee non-profit corporation, as the CONSERVATOR for BARBARA ANNE CHANDLER, (the within named bargainor) to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed in his capacity as AUTHORIZED AGENTS of FIFTYFORWARD, as CONSERVATOR of the within named Bargainor.

Witness my hand and official seal, this the 4th of January, 2023.

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Emily Matheny, 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 1/4/2023 (date of document).

Affiant Signature

1/10/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

