23-4688

Return to:
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1023022 DEEDWARR
07/06/2023 08 58 29 AM 2 pgs
Fees $13 00 Taxes $1,661 30

20230706-0051534

File No DD-23-4777

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2023

Notary Public

MY COMMISSION EXPIRES 1/28/26
(AFFIX SEAL)

KIRK HUNNICUTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joyce L Seaver	UNITED WHOLESALE MORTGAGE ~~New Owner~~	
(NAME)	(NAME)	
206 Apple View Court	585 SOUTH BOULEVARD E	016-00-0-135 00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	PONTIAC, MICHIGAN 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Roger Harold Fuqua Jr, a single man and Michael Wayne Fuqua, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joyce L. Seaver, a single woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 51 on the Plan of Section One, Lama Terra of record in Plat Book 4860, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 51 fronts 220.94 feet on the southerly margin of Apple View Court and extends back 251.0 feet on the easterly line and 225.7 feet on the westerly line to a broken line in the rear, measuring 385.04 feet thereon.

Being the same property conveyed to Roger H. Fuqua and wife, Carol S. Fuqua, by Warranty deed from Lama Terra Limited, a Tennessee limited Partnership of record in Book 5749, page 605, Register's Office for Davidson County, Tennessee, dated May 26, 1981 and recorded on May 27, 1981.

Being the same property conveyed to Roger Harold Fuqua Jr. and Michael Wayne Fuqua, by Quitclaim deed from Roger H. Fuqua and wife, Carol S. Fuqua, subject to life estate retained by Roger H. Fuqua and wife, Carol S. Fuqua, of record in Instrument No. 20200827-0097024 Register's Office for Davidson County, Tennessee, dated July 17, 2020 and recorded on August 27, 2020.

This is property more commonly known as 206 Apple View Court, Goodlettsville, TN 37072.

The subject property was never marital residence of Grantors.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

Witness my/our hand this 22nd day of June, 2023.

Roger Harold Fuqua, Jr

Michael Wayne Fuqua

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of June, 2023, before me personally appeared Roger Harold Fuqua, Jr and Michael Wayne Fuqua, 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 22nd day of June, 2023

Notary Signature
My commission expires.

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES 09/02/2024