WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 430,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2023.

Notary Public

COMMISSION EXPIRES: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1024528 DEEDWARR
07/10/2023 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20230710-0052640

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roger D. Tucker	New Owner	033-14-0-049
(NAME)	(NAME)	
608 Katy Hill Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, we, **Mary Beth Atwood, Jon Kevin Atwood, and Cheryl Atwood ,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roger D. Tucker,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 10 on the Plan of Pleasant Hill of record in Book 2990, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description there of.

Being the same property conveyed to Orion D. Atwood and wife, Alice P. Atwood, by Installment Deed from M.M. Cunniff and wife, Hattie B. Cunniff and W.C. Allen and wife, Irene N. Allen. Orion D. Atwood AKA Orian Douglas Atwood, died on 9/3/79 leaving Alice P. Atwood as the surviving tenant. Alice P. Atwood AKA Alice Prohaska Atwood, died testate on 3/8/23. By Last Will and Testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, No. P23-625, the property hereinabove described was devised to Mary Beth Atwood, Jon Kevin Atwood, and Cheryl Atwood Worlund N/K/A Cheryl Atwood.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 204 Fonnic Drive (House Number) (Street) | (P.O. Address) | Goodlettsville TN (City or Town) (State) 37072 (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, successors 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, successors 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 our hands this 7th day of July, 2023.

Mary Beth Atwood

Jon Kevin Atwood

Cheryl Atwood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Mary Beth Atwood, Jon Kevin Atwood, and Cheryl Atwood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 7th day of July, 2023.

Notary Public

Commission Expires: 1-6-2025

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm Ex: January 6

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 6, 2025

202307100052640

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/7/23 (date of document).

Jennifer Russell
Affiant Signature

7/10/23
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

