WARRANTY DEED

Karen Johnson Davidson County
Batch# 1071708 DEEDWARR
11/14/2023 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20231114-0088710

File No. DH-23-5571

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

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
Chelsea Magnano	Same as	
(NAME)	(NAME)	
402 Lockland Drive	New owner	083-10-0/062.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Samuel Tucker and Emily Tucker, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chelsea Magnano, 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 nos. 166 and 167 on the plan of McEwen Place, as of record in Book 332, Page 133, in the Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 60 feet on the westerly margin of Allen Street and run back between parallel lines 128 feet to an alley.

Being the same property conveyed to Samuel Tucker and Emily Tucker, husband and wife by Quitclaim deed from Samuel Tucker of record in Instrument No. 20160114-0004010 Register's Office for Davidson County, Tennessee, dated January 14, 2016 and recorded on January 14, 2016. Being the same property conveyed to Samuel Tucker and Emily Tucker, husband and wifre, by Quit Claim Deed from Samuel Tucker, married, of record in Instrument No. 20231108-0087514, Register's Office for Davidson County, Tennessee, dated November 8, 2023 and recorded on November 8, 2023. The Termination of Horizontal Property Regime and Cancellation of Declaration of Covenants, Conditions, and Restrictions for Tucker Crossings is recorded in Instrument Number 20231108-0087540 on November 8, 2023 Register's Office for Davidson County, Tennessee.

This is property more commonly known as 402 Lockland Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 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 9th day of November, 2023.

Samuel Tucker

Emily Tucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of November, 2023, before me personally appeared Samuel Tucker and Emily 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's (or persons') free act and deed.

Witness my hand, at office, this 9th day of November, 2023.

Notary Signature
My commission expires:



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **November 9, 2023**.

Date

Affiant Signature

November 14, 2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **14th** day of **November**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024
Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026