39B

WARRANTY DEED

Karen Johnson
Batch # 1152500
06/28/2024 01:42:05 PM
Fees: $13.00 Taxes: $2,737.08

Davidson County
DEEDWARR
2 pgs

20240628-0048889

File No. AT-24-6907

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $739,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2024

Notary Public

MY COMMISSION EXPIRES: 9/6/24
(AFFIX SEAL)

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON 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
Reece W. Tucker	Old National Bank	
(NAME)	(NAME)	
914 Granada Avenue	One Main Street	082-04-0-417-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Evansville, IN 47708	
(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, **Elizabeth Funck, Trustee of Bernard Ross Funck Irrevocable Trust for Alexander Fagen Funck dated August 1, 2022 AKA the Irrevocable Trust for Alexander Fagan Funck Under Agreement dated August 1, 2022**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Reece W. Tucker, a single man,** 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. 3 on the Plan of Resubdivision of James Burns Subdivision of record in Plat Book 421, Page 40 and in Instrument No. 20150512-0043448, 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 Property RAC, LLC, a North Carolina limited liability company by Warranty Deed from Eight-Nine King Development, LLC, a Tennessee limited liability company of record in Instrument No. 20180928-0096105 Register's Office for Davidson County, Tennessee, dated September 25, 2018 and recorded on September 28, 2018.

Being the same property conveyed to Bernard Funck and wife, Elizabeth Funck by Warranty Deed from Property Rac, LLC, a North Carolina Limited Liability Company of record in Instrument No. 20221202-0126098 Register's Office for Davidson County, Tennessee, dated November 22, 2022 and recorded on December 02, 2022.

Being the same property conveyed to Elizabeth Fagan Funck, as trustee of the Irrevocable Trust for Alexander Fagan Funck Under Agreement dated August 1, 2022 by Warranty Deed from Bernard Funck and wife, Elizabeth Funck of record in Instrument No. 20221202-0126223 Register's Office for Davidson County, Tennessee, dated November 22, 2022 and recorded on December 02, 2022.

This is property more commonly known as 914 Granada Avenue, 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 24th day of June, 2024.

Bernard Ross Funck Irrevocable Trust for
Alexander Fagan Funck dated August 1, 2022

By: _____, Trustee
Elizabeth Funck, Trustee

STATE OF North Carolina
COUNTY OF Mecklenburg

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Elizabeth Funck, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee of the Bernard Ross Funck Irrevocable Trust for Alexander Fagan Funck Under Agreement dated August 1, 2022, the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand, at office, this 24th day of June, 2024.

_____
Notary Signature
My commission expires: 2/7/2028

RITA A GUTIERREZ
NOTARY
My Comm. Exp.
2/7/2028
PUBLIC
UNION COUNTY, N. C.