WARRANTY DEED

Karen Johnson
Batch # 1160004
07/22/2024 08:31:26 AM
Fees: $13.00 Taxes: $1,998.00

Davidson County
DEEDWARR
2 pgs

20240722-0054453

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$540,000.00.**

Tony Richard Zucca Jr.
Affiant

Subscribed and sworn to before me, this the 18th day of July, 2024.

Notary Public

My commission expires: 12/14/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tony Richard Zucca, Jr.	**Mortgage Research Center, LLC dba Veterans United Home Loans**	**084-10-0-094.00**
2211 Maplecrest Drive	**1400 Forum Blvd., Ste 18**	
Nashville, TN 37214	**Columbia, MO 65203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David Craig, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tony Richard Zucca, Jr., an unmarried man

HEREINAFTER CALLED THE GRANTEES, 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. 2 on the Final Subdivision Plat, Resubdivision - Lots 52 & 53 Maplecrest Subdivision of record in Instrument No. 20160817-0085694, of record in Instrument No, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to David Craig by Warranty Deed dated April 7, 2016, from Brian Anthony Dennis and Brian Anthony Dennis, Trustee of the Martha Dennis Residuary Family Sub-Trust of record in Instrument No. 20160407-0033582, said Register's Office for Davidson County, Tennessee, and by Quitclaim Deed dated April 14, 2016, from David Craig to create a new map and parcel of record in Instrument No. 20160414-0035678, and further see Affidavit in Furtherance of Title of record in Instrument No. 20230329-0022749, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as shown in Instrument No. 20160817-0085694, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Sanitary Sewers and/or Storm Drainage Easement of record in Book 4883, Page 916, and in Book 4901, Page 292, said Register's Office for Davidson County, Tennessee.**

3) **Subject to Ingress and Egress Easement in Deed of record in Instrument No. 20020628-0078317, said Register's Office.**

4) **Subject to the Right-of-Way of the Nashville & Eastern Railroad.**

5) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes, not yet due and payable.**

The property conveyed herein is not the place of residence of the Grantor or his spouse.

This is improved property, known as 2211 Maplecrest Drive, Nashville, TN 37214.

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 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(s) this 18th day of July, 2024.

David Craig

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **David Craig,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **July, 2024.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON