Karen Johnson Davidson County
Batch# 1212940 DEEDWARR
12/05/2024 03:32:30 PM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20241205-0094660

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th DAY OF December, 2024.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 24100010

Address of New Owner
Steve Lucey and
Kelly Lucey
338 Temmera Lane
Glendor, CA 91740

Send Tax Bills To:
Same

Tax Information:
162-03-0-297.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Gina Laura Kimble and David Wayne Eady and Mark Scott Eady,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Steve Lucey and Kelly Lucey, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Haywood Hills, Section 3, of record in Book 4460, Pages 164 and 165, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Floyd W. Eady and wife, Mary E. Eady, by Warranty Deed from Martin Construction Company, a Tennessee Corporation, dated 07/25/1974 and recorded on 08/02/1974 at Book 4839, Page 941, Register's Office for Davidson County, Tennessee. Floyd W. Eady having since died on or about 09/06/1995, leaving Mary E. Eady as the surviving tenant by entirety. Mary E. Eady having since died intestate on or about 05/29/2024, property vested in her heirs at law: Gina Laura Kimble, David Wayne Eady and Mark Scott Eady (see Affidavits of Heirship of record in Instrument No. __202412050094658_____, RODCT, and Instrument No. _____202412050094659___, RODCT).

This is property generally located:
604 Tuscarora Court, Antioch, TN 37013

SUBJECT TO THE FOLLOWING:

1. 2024 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 4460, Pages 164 and 165, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in instrument of record in Book 4691, Page 670, 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 Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Gina Laura Kimble, David Wayne Eady and Mark Scott Eady** have caused this instrument to be executed, this the 04 day of December, 2024.

Gina Laura Kimble

Gina Laura Kimble

David Wayne Eady by Gina Kimble, AIF

David Wayne Eady
By: Gina Kimble, Attorney in Fact
Instrument No. __202412050094656_

Mark Scott Eady by Gina Kimble, AIF

Mark Scott Eady
By: Gina Kimble, Attorney in Fact
Instrument No. ___202412050094657.

STATE OF Georgia
COUNTY OF Clayton

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Gina Laura Kimble,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 04 day of December, 2024.

My Commission expires: 01/07/2025

NOTARY PUBLIC
Jennifer Lynne Auther

JENNIFER LYNNE AUTHER
Notary Public - State of Georgia
Douglas County
My Commission Expires Jan 7, 2025

STATE OF Georgia
COUNTY OF Clayton

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Gina Kimble**, Attorney-in-Fact, acting on behalf of **David Wayne Eady**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument in behalf of **David Wayne Eady**, and who acknowledged that she executed the same as the free act and deed of **David Wayne Eady**.

This the 04 day of December, 2024.

My Commission expires: 01/07/2025

NOTARY PUBLIC
Jennifer Lynne Auther

JENNIFER LYNNE AUTHER
Notary Public - State of Georgia
Douglas County
My Commission Expires Jan 7, 2025

STATE OF Georgia
COUNTY OF Clayton

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Gina Kimble**, Attorney-in-Fact, acting on behalf of **Mark Scott Eady**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument in behalf of **Mark Scott Eady**, and who acknowledged that she executed the same as the free act and deed of **Mark Scott Eady**.

This the 04 day of December, 2024.

My Commission expires: 01/07/2025

NOTARY PUBLIC
Jennifer Lynne Auther

JENNIFER LYNNE AUTHER
Notary Public - State of Georgia
Douglas County
My Commission Expires Jan 7, 2025

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 12/4/2024 (date of document).

L. Broner McCoy
Date: 12/5/2024

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 5th day of Dec., 2024.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY