This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-4722-AP

Karen Johnson Davidson County
Batch# 1216017 DEEDWARR
12/13/2024 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,338.40
20241213-0096964

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $632,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of December, 2024.

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 03/01/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Arden Tewksbury, II Stephanie Lynn Tewksbury 204 Fonnic Drive Goodlettsville, TN 37072	New Owner	033-14-0-049

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Roger D. Tucker, a single man** (individually and/or collectively, "Grantor"), transfer and convey unto **David Arden Tewksbury, II and Stephanie Lynn Tewksbury, husband and wife** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 10, Pleasant Hill, according to survey and plat of same appearing of record in Plat Book 2900, page 69, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Roger D. Tucker by Warranty Deed from Mary Beth Atwood, Jon Kevin Atwood and Cheryl Atwood, dated July 7, 2023, recorded July 10, 2023, of record in Instrument No 20230710-0052640, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Orin D. Atwood and wife, Alice P. Atwood by Installment Deed from M.M. Cunniff and wife, Hattie B. Cunniff and W.G. Allen and wife, Irene N. Allen, dated January 31, 1964, recorded February 7, 1964, of record in Book 3677, page 631, said Register's Office. The said Orin D. Atwood having since died on September 3, 1979, property vesting in Alice P. Atwood by operation of law as sole surviving heir in the entirety. The said Alice P. Atwood aka Alice Prohaska Atwood having since died testate on March 8, 2023, property passing to Mary Beth Atwood, Jon Kevin Atwood and Cheryl Atwood Worlund aka Cheryl Atwood according to terms and provisions of the Last Will and Testament of Alice Prohaska Atwood, Seventh Circuit Court for Davidson County, Tennessee, Probate No. P23-625.

This is improved property located at: **204 Fonnic Drive, Goodlettsville, TN 37072.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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 Grantee, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 12th day of December, 2024.

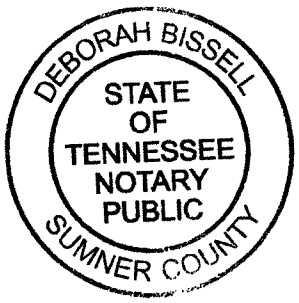
GRANTOR:

Roger D. Tucker

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roger D. Tucker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of December, 2024.



Notary Public
My Commission expires: 3-2-27

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 12/12/24 (date of document).

Jennifer Russell
Affiant Signature

12/12/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

