WARRANTY DEED

Karen Johnson Davidson County
Batch# 1246355 DEEDWARR
03/14/2025 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $74.00
20250314-0019029

File No. BC-25-301

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Due South Group LLC	**New Owner**	
(NAME)	(NAME)	050-11-0-012.00
0 Stockdale Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **KIMBERLY TUCKER**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DUE SOUTH GROUP LLC**, 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:

Located in Davidson County, Tennessee, described as follows:

Being Reserved Parcel D, as shown on the plan of Parkwood Estates, Section 4, a plan of which is of record in Book 3300, page 80, said Register's Office to which plan reference is here made for a more particular and complete description.

Being a portion of the same property conveyed to Kimberly S. Tucker by Quitclaim deed from Jon L. Norris d/b/a JLN Management of record in Book 11463, page 876 Register's Office for Davidson County , Tennessee, dated April 23, 1999 and recorded on May 05, 1999.

Being the same property conveyed to Miad Ballai by Final Decree Confirming Sale from the Clerk and Master of Davidson County, Tennessee of record in Instrument 20240806-0059965, Register's Office for Davidson County , Tennessee, dated July 26, 2024 and recorded on August 6, 2024.

Said property was redeemed by Kimberly S. Tucker through Decree of Redemption in Tax Civil Action No 23-0416-IV, of record in Instrument Number 20250303-0015458, Register's Office for Davidson County, Tennessee, dated February 24, 2025, and recorded on March 3, 2025.

This is property more commonly known as 0 Stockdale Ln, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 hand this 11th day of March, 2025.

Kimberly Tucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of March, 2025, before me personally appeared Kimberly 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 11th day of March, 2025.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Certificate of Authenticity

I, Ryan Lux, 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 **February 11, 2025**.

Date

Affiant Signature

2/11/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11th** day of **February**, 20**25**.

Notary's Signature

My Commission Expires: 4/26/2025

Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY