Karen Johnson Davidson County
Batch# 1269218 DEEDWARR
05/06/2025 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,894.40
20250506-0035265

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $512,000.00

Affiant

Subscribed and sworn to before me, this 5th day of May, 2025.

Notary Public

My commission expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shaun Tucker **Heather Tucker**	United Wholesale Mtg	**09615005900**
3208 Jonesboro Dr	700 South Blvd, East	
Nashville, TN 37214	Pontiac, MI 48341	

FOR AND IN 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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 3208 Jonesboro Dr Trust

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

Shaun Tucker and Heather Tucker, husband and wife

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. 66, on the Plan of Hickory Bend, Section 3, of record in Plat Book 3600, Page 42, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The 3208 Jonesboro Dr Trust, by Warranty Deed from Jennifer Maldonado and Michael Pfannerstill and Parrish Fleenor, dated February 7, 2024, of record in Instrument No. 20240215-0010582, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William J Pfannerstill and wife, Linda F Pfannerstill, by Warranty Deed from Ronald J Hart, joined by his wife, Virginia I Hart, dated February 17, 1196, of record in Book 9955, Page 989, in the Register's Office for Davidson County, Tennessee. William J. Pfannerstill died September 22, 2018, leaving Linda F Pfannerstill as the sole surviving tenant. Linda F. Pfannerstill died testate on February 1, 2021, her Last Will and Testament having been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, No. 22P517. Said Last Will and Testament did not address real property and lacked a residuary clause. Said Linda F. Pfannerstill died leaving Jennifer Maldonado, Michael Pfannerstill, and Parrish Pfannerstill as her sole heirs: reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 20240215-0010580 and Instrument No. 20240215-0010581, Register's Office of Davidson County, Tennessee. Oath is hereby made that Parrish Pfannerstill is formerly known as and is one in the same person as Parrish Fleenor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3208 Jonesboro Dr, 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, 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 in 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.

_____ Date: 5-5-25

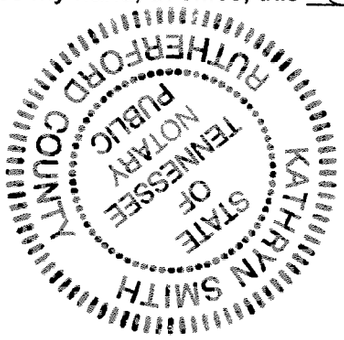
The 3208 Jonesboro Dr Trust
By: Erin Dias
It's: Trustee

STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** 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 forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 3208 Jonesboro Dr Trust and that she is authorized by The 3208 Jonesboro Dr Trust to execute this instrument on its behalf.

Witness my hand, at office, this 5 day of May, 2025.



_____
NOTARY PUBLIC

My Commission Expires: 12-2-28

Tennessee Certification of Electronic Document

I, Andy Maloney, 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 5/5/2025 (date of document).

Affiant Signature

5/5/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3/7/2026

LINDA M. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
NOTARY'S SEAL