THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Wilson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-17088-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 625,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF July, 2025. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1299784 DEEDWARR
07/18/2025 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20250718-0056834

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Sircy and Chelsea Sircy	JP Morgan Chase Bank	
2628 Lakeside Meadows Drive	700 Kansas lane	110-03-0A-007.00-CO
Mount Juliet, TN 37122	Monroe, LA 71203	
(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, WE, **John Mark Tucker and wife, Barbara W. Tucker**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Sircy and Chelsea Sircy, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Wilson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 7, as shown on the map entitled Final Plat, Phase I, Lakeside Meadows, of record as Instrument No. 20080331-0031829, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to John Mark Tucker and wife, Barbara W. Tucker by Warranty Deed from Frank Batson Homes, Inc of record in Instrument No. 20120629-0057125 Register's Office for Davidson County, Tennessee, dated June 28, 2012 and recorded on June 29, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2628 Lakeside Meadows Drive, Mount Juliet, TN 37122**

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 our hands this the 16 day of July, 2025.

John Mark Tucker

Barbara W. Tucker

STATE OF ~~TENNESSEE~~ OR South Carolina
COUNTY OF ~~WILLIAMSON~~ OR Horry

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Mark Tucker,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged he they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16 day of July, 2025.

My Commission expires: 9/7/2033

Notary Public

DONNA ROCH
Notary Public, State of South Carolina
My Commission Expires
9/7/2033

STATE OF ~~TENNESSEE~~ OR South Carolina
COUNTY OF ~~WILLIAMSON~~ OR Horry

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barbara W. Tucker,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16 day of July, 2025.

My Commission expires: 9/7/2033

Notary Public

DONNA ROCH
Notary Public, State of South Carolina
My Commission Expires
9/7/2033

Certificate of Authenticity

I, Celia Stewart Rouse, 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 7-16-2025.

Affiant Signature

7-16-2025
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 16 day of July, 2025.

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY