WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-5-2028

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1363885 DEEDWARR
12/31/2025 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20251231-0104120

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Meron George	New Owner	162-06-0-143.00
(NAME)	(NAME)	
213 Joann Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Joy F. Tucker and Michael C. Tucker, Co-Trustees of The Tucker Family Trust, dated April 21st, 2004,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Meron George, an unmarried person,** hereinafter called the GRANTEE(S), his/her/their 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. 89 on the Plan of Fiar Oaks Section Two as of record in Book 4460, Pages 52 and 53, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Gene A. Tucker and wife, Joy F. Tucker by Warranty Deed from Michael R. Greenfield unmarried, dated 11/21/1988, of record in Book 7722, Page 26, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tucker Family Trust, dated April 21, 2004, Gene A. Tucker and Joy F. Tucker, Trustee by Quitclaim Deed from Gene A. Tucker and wife, Joy F. Tucker, dated 04/21/2004, of record in Instrument No. 20040721-0087398, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 213 Joann Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th day of December, 2025.

The Tucker Family Trust dated April 21st, 2004

By: _____
Joy F. Tucker, Co-Trustee

By: _____
Michael C. Tucker, Co-Trustee

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Joy F. Tucker and Michael C. Tucker, Co-Trustees of the Tucker Family Trust, dated April 21st, 2004** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 29th day of December, 2025.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public: _____

My Commission Expires: December 19, 2026

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

202512310104120

Certificate of Authenticity

I, Holly A Mason, 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 12/29/25.

Affiant Signature

12/29/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 29 day of Dec., 2025

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

My Commission Expires: 7-3-28