

CLOSETRAK

WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of May, 2024 by and between

Thomas A. Leathers and Lorraine K. Leathers, husband and wife, hereinafter called Grantor, and

Melissa S.

Missy Tucker and David J. Tucker, a married couple, hereinafter called Grantee.

WITNESSETH: That for and in consideration of ten dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Fayette, State of Tennessee, to wit:

See attached Exhibit "A" for legal description

This conveyance is made subject to all subdivision restrictions, building lines, easements, zoning and planning ordinances, and other municipal regulations including those of record in Plat Book 3, Page 9, all in said Register's Office; and except for 2024 Fayette County taxes, not yet due and payable.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs, and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee, and

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

The words "Grantor" and "Grantee" shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

Thomas A. Leathers
Thomas A. Leathers
Lorraine K. Leathers
Lorraine K. Leathers

STATE OF TENNESSEE
COUNTY OF SHELBY

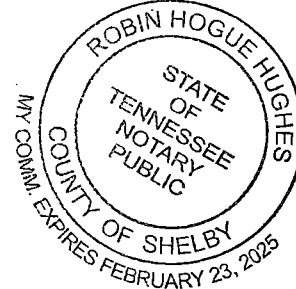
On this 23rd day of May, 2024, before me personally appeared **Thomas A. Leathers and Lorraine K. Leathers**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of May, 2024.

My Commission Expires:

2/23/25

[Signature]
Notary Public



STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is \$615,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[Signature]
Affiant

Subscribed and sworn to before me this the 23rd day of May, 2024.

My Commission Expires:

SEP 06 2026

Betty L. Fulton
Notary Public

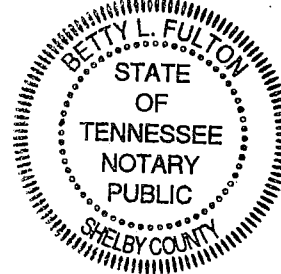


EXHIBIT "A"

Lots 12 and 13, Section "A", Wildwood Subdivision, as shown on plat of record in Plat Book 3, Page 9, in the Register's Office of Fayette County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor herein by Warranty Deed of record in Book 396, Page 531 in said Register's Office.

Tax Parcel Number: 105-043.00 and 105-044.00

Melissa S.

Owner's Mailing Address:

Melissa Tucker and David Tucker
14145 Tennessee 196
Hickory Withe, TN 38028

Property Address:

14145 Tennessee 196
Hickory Withe, TN 38028

Person responsible for the
payment of taxes:

David J. Tucker + Melissa S. Tucker
14145 Hwy 196
Eds TN 38028

File Number: LM-24-35217

Prepared By:

CloseTrak, LLC
8046 N. Brother Blvd., Ste. 101
Bartlett, TN 38133

Return To:

Realty Title - Collierville
435 New Byhalia Road #101
Collierville, TN 38017

05 14505

**FAYETTE COUNTY
TRANSFER**

MAY 28 2024

**MARK WARD
ASSESSOR OF PROPERTY
BY *Mark Ward***

24002935



3 PGS:AL-WARRANTY DEED	
EDDIE BATCH: 133526	
05/28/2024 - 11:05 AM	
VALUE	615000.00
MORTGAGE TAX	0.00
TRANSFER TAX	2275.50
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	2293.50

STATE OF TENNESSEE, FAYETTE COUNTY
ED PATTAT
REGISTER OF DEEDS

Instrument Number 24002935