Karen Johnson Davidson County
Batch# 232947 DEEDWARR
05/21/2019 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $865.80
20190521-0048045

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2019

STATE OF TENNESSEE
COUNTY OF _____
The actual consideration or value, whichever is greater, for this transfer is $234,000.00.

Affiant

Subscribed and sworn to before me, this 30th **day of May, 2019.**

Notary Public
My commission expires: 10/7/19

06-1904-77178

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Chanel Thomas 2213 Riverway Dr Old Hickory TN 37138	NEW OWNER	053-06-0-A-202.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Megan L. Fariello n/k/a Megan L. Provo and Eric C. Provo, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Chanel Thomas, an unmarried woman**, hereinafter called the Grantees, their successors 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. 202, on the Plan of Phase 2, Waterford, of record in Book 7900, Pages 412 and 413 (erroneously referenced in prior deed as Plat Book 7900, Page 412), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Megan L. Fariello and Eric C. Provo by deed from Julie Ann Brice, a married woman, dated July 2, 2015, recorded July 7, 2015, of record in Instrument No. 20150707-0065656, Register's Office for Davidson County, Tennessee. Jason Brice, spouse of Julie Ann Brice, joined in this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2213 Riverway Dr, Old Hickory, TN 37138.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 20 day of May, 2019.

Megan L. Provo

Megan L. Provo

Eric C. Provo

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Megan L. Provo and Eric C. Provo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 20th day of May, 2019.

State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: