

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $158,000.00.

Affiant

Subscribed and sworn to before me this the 11th day of July, 2019.

Notary Public

My commission expires: 3/8/2021

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch# 257472 DEEDWARR
07/16/2019 11:35:30 AM 2 pgs
Fees: $13.00 Taxes: $584.60
20190716-0069461

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Renicha Curtis	First National Bank of Middle Tennessee	**162-05-0C-008.00-C**
5515 Country Drive, Unit 8	1608 Williams Dr. Ste. 301	
Nashville, TN 37211	Murfreesboro, TN 37129	

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, WE,

Joshua M. Dupre and Shayna G. Dupre, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Renicha Curtis, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment, being Townhouse No. 8 on the plan of Hickory Valley Condominiums, a horizontal property regime of record in Book 4460, page 27, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mark W. Parker and wife, Dawn F. Parker by Warranty deed from Ann F. Curtis, an unmarried person of record in Instrument No. 20050111-0004121 Register's Office for Davidson County, Tennessee, dated January 07, 2005 and recorded on January 11, 2005.

Being the same property conveyed to Mark W. Parker, Sr., and Dawn F. Parker, Trustees of the Mark W. and Dawn F. Parker Revocable Living Trust Agreement dated January 25, 1991 by Quitclaim deed from Mark W. Parker and wife, Dawn F. Parker of record in Instrument No. 20050111-0004123 Register's Office for Davidson County, Tennessee, dated January 07, 2005 and recorded on January 11, 2005.

Being the same property conveyed to Joshua M. Dupre and Shayana G. Dupre, husband and wife by Warranty deed from Mark W. Parker, Sr. and Dawn F. Parker, trustees of the Mark W. and Dawn F. Parker Revocable Living Trust Agreement dated January 25, 1991 of record in Instrument No. 20170403-0032458 Register's Office for Davidson County, Tennessee, dated March 27, 2017 and recorded on April 03, 2017.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 5515 Country Drive, Unit 8, Nashville, TN 37211.

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), their heirs and 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), 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/OUR HANDS EFFECTIVE AS OF 11th day of July, 2019:

Joshua M. Dupre

Shayna G. Dupre

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Joshua M. Dupre and Shayna G. Dupre, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 11th day of July, 2019.

My Commission Expires: 5/23/22

Notary Public

20191325R

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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 according to law.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/23/2022

Notary Seal (if on paper)