Karen Johnson Davidson County
Batch# 338831 DEEDWARR
01/06/2020 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20200106-0001456

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ19-0356

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Reginald Rhodes, Jr.
Affiant

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of January, 2020

Notary Public

Commission Expires: 2/28/23

Address of New Owner	**Send Tax Bills To:**	**Map & Parcel**
Likisha M. Rhodes 681 Longhunter Ct Nashville, TN 37217	Bank of England PO Box 3490 Little Rock, AR 72203	135-08-0A-681.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Latoyia Bryant, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Likisha M. Rhodes, a married woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit 681 of Nashboro Village Nineteen Condominium, a condominium or horizontal property regime established by Master Deed of Record in Book 5933, Page 957, in the Register's Office for Davidson County, Tennessee, and shown on a plan of record in Book 5200, Page 80 in said Register's Office.

Being the same property conveyed to Latoyia Bryant, an unmarried woman by Warranty deed from Mason Barrett, a married man of record in Instrument No. 20051028-0130296 Register's Office for Davidson County, Tennessee, dated September 02, 2005 and recorded on October 28, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 681 Longhunter Ct, Nashville, TN 37217

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of January, 2020.

Latoyia Bryant by Harold Bryant, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Harold Bryant** the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of **Latoyia Bryant** and acknowledged that he, as said power of attorney executed the same as their free act and deed by virtue of an instrument of record in Instrument No. 202001060001455 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt. Juliet, Tennessee this 3rd day of January, 2020.

Notary Public
My Commission Expires: 2/28/23

(Notary Seal)

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

True Copy Certification

I, **Jennifer Pennell**, 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 according to law.

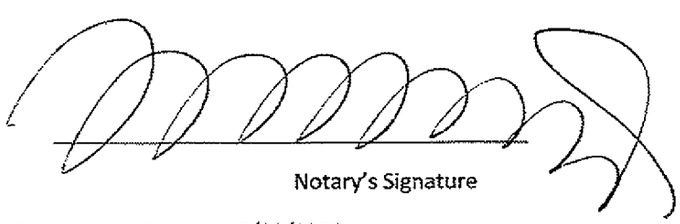


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

