THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 20-2202
Parcel ID: 103-08-0-263.00

Property Address:
3804 Princeton Avenue, Nashville, TN 37205

Karen Johnson Davidson County
Batch# 366388 DEEDWARR
03/04/2020 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $3,533.50
20200304-0023631

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:

New Owner

Address of New Owner:
Keeli Lonas
3804 Princeton Ave.
Nashville, TN
37205

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **RYAN COLE and MARGARET GOODING, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **KEELI LONAS,** *a single woman hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being Lot Number 390 on the Map of Richland Realty Company's Division "C" as of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to RYAN COLE, an unmarried man and MARGARET GOODING, and unmarried woman, as joint tenants with rights of survivorship, by Deed dated January 4, 2016 from CLYDE LEONIDAS VAUGHAN IV and wife, ELIZABETH C. VAUGHAN, recorded January 7, 2016, in Instrument Number 20160107-0001427, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 3804 Princeton Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

7. 2020 Davidson County property taxes are a lien not yet due and payable.

8. All matters on the Plan of record in Plat Book 421, page 31, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 2 day of March, 2020.

RYAN COLE

MARGARET GOODING

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named RYAN COLE and MARGARET GOODING, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 2 day of March, 2020.

STEPHANIE GLENN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $955,000.00.

Affiant

SWORN TO and subscribed before me on this 2 day of March, 2020.

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 10/2/23

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.

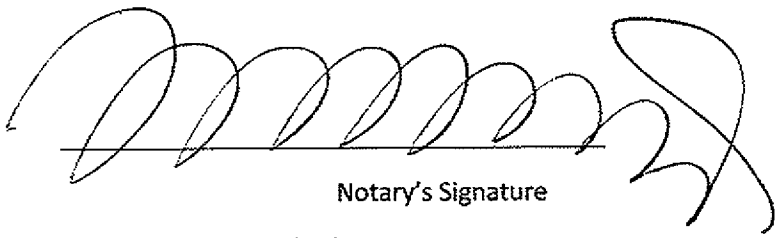


Signature

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

