Karen Johnson Davidson County
Batch# 367448 DEEDWARR
03/05/2020 09:18:47 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20200305-0024612

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2020.

Notary Public

My commission expires:
03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jacqueline Nicole Dolan	**Primary Residential Mortgage, Inc**	**108040A09200CO**
1316 Brendale Court	**PB Box 593**	
Nashville, TN 37214	**Salt Lake City, UT 84110**	

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 ACKNOWLEDGE, WE,

Carla H. Thomas, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacqueline Nicole Dolan

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 Lot No. 40 on the Plan of Final Plat Villages of Larchwood, Phase II, Section III of record in Plat Book 9700, Page 861, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ernest Lee Thomas and wife, Carla H. Thomas, by Warranty Deed from Leon Sharber, Trustee, dated May 14, 2004, of record in Instrument No. 20040525-0060984, Register's Office for Davidson County, Tennessee. Ernest Lee Thomas, a married man, conveyed his interest in subject property to Carla H. Thomas, a married woman, by Quitclaim Deed, dated August 22, 2017, of record in Instrument No. 20170901-0090454, Register's Office for Davidson County, Tennessee. Ernest Lee Thomas joins in this conveyance to convey any interest he may have in subject property, whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (____) property known as 1316 Brendale Court, Nashville, TN 37214.

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 do 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 in 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Carla H Thomas Date: 2.27.20
Carla H. Thomas

Ernest Lee Thomas Date: 2-27-20
Ernest Lee Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Carla H. Thomas and Ernest Lee Thomas, 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 27 day of February, 2020.

My Commission Expires: 11/22/23

LELAND L. COLEMAN, JR. NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY