Karen Johnson Davidson County
Batch# 369892 DEEDWARR
03/10/2020 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,421.88
20200310-0026653

This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2020010012

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $384,292.00

Sworn to and subscribed before me this 6th day of March, 2020.

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Affiant

Exp. 8-20-2023 Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Susan Hicks Thetford 224 Hearthstone Manor Lane Brentwood, TN 37027	New Owner	160-150A-047.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Valorie C. Fenimore, one half (1/2) undivided interest and Samuel F. Fenimore, Jr., one half (1/2)undivided interest, wife & husband** hereinafter called the Grantor, has bargained and sold, and by these presents docs transfer and convey unto **Susan Thetford, a single woman** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 47 on the Plan of Hearthstone Manor, Phase IV, a Planned Unit Development of record in Plat Book 6250, Page 990, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Valorie C. Fenimore, one half (1/2) undivided interest and Samuel F. Fenimore, Jr., one half (1/2) undivided interest by Tennessee Quitclaim deed from Valorie C. Fenimore of record in Instrument No. 20190212-0013299 Register's Office for Davidson County, Tennessee, dated February 12, 2019 and recorded on February 12, 2019.

This is improved property known as **224 Hearthstone Manor Lane, Brentwood, TN 37027.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____ Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 6th day of March, 2020.

Valorie C. Fenimore

Valorie C. Fenimore

Samuel F. Fenimore, Jr.

Samuel F. Fenimore, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Valorie C. Fenimore and Samuel F. Fenimore, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of March, 2020.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop 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: 1-3-23

Notary's Seal (If on paper)

J CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY