WARRANTY DEED

Karen Johnson Davidson County
Batch# 377766 DEEDWARR
03/26/2020 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,391.20
20200326-0032882

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $376,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2020.

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 07/09/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brian D. Donlon and Amy N. Donlon	Mortgage Investors Group	Parcel ID: 101 00 0 142.00
(NAME) 534 Hickory Trail Drive	(NAME) 8320 East Walker Springs Lane, Suite 200	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Shirley M. Catalina, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brian D. Donlon and Amy N. Donlon, husband and wife**, 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, TN, being Lot No.14 on the Plan of Plan on Hickory Trail Farms, Section One, Revised, as of record in Plat Book 4460 pages 192 and 193 Register's Office of Davidson County,

Said Lot No. 14 fronts 140 feet on the northerly side of Hickory Trail Drive and extends back 692.87 feet on the easterly line and 708.31 feet on the westerly line, to a dead line, which is a broken line measuring 189.34 feet thereon.

BEING the same property conveyed to Shirley m. Catalina and Joan E. Grahl by Warranty Deed from Eleanor Fleming, unmarried, dated November 10, 1992 and recorded November 10, 1992, of record in Book 8782, page 507, Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Shirley M.. Catalina by Quit Claim Deed from Maureen F. Catalina, dated April 4, 2005 and recorded May 4, 2005, of record in Instrument No. 20050504-0049983, Register's Office for Davidson County, Tennessee. Joan E. Grahl having since died testate, her ½ interest in the subject property having been conveyed to Shirley M. Catalina, by Quitclaim Deed from Maureen F. Catalina, pursuant to the terms of the Last Will and Testament of Joan E. Grahl, probated in the Probate Court for Davidson County, Tennessee, Docket No. 95P-1562.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 534 Hickory Trail Drive, Nashville, TN 37209

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 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 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 our hands this 24th day of March 2020

Shirley M. Catalina

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Shirley M. Catalina, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of March, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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: 7/22/2022

Notary Seal (if on paper)