WARRANTY DEED

Karen Johnson Davidson County
Batch# 386267 DEEDWARR
04/15/2020 01:25:21 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50

20200415-0039456

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Megan Paulk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/05/2020
(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)
Jad A. Duncan	Ameris Bank	Parcel ID: 141 05 0A 270.00
(NAME) 714 Gloucester Lane	(NAME) 1800 Parkway Place, Suite 820	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Marietta, GA 30067	
(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, **Cormac S. Carolan-Tolbert, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jad A. Duncan, single man**, 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:

Being Lot No. 270 on the Plan of Avondale Park, Phase 2, Section 3A, of record in instrument No. 20101005-0079393, (erroneously referred to as Instrument No. 201010050043070 in prior deed) Register's Office for Davidson County Tennessee, to which plat specific reference is here made for a more particular description.

Being the same property conveyed to Cormac S. Carolan-Tolbert, an unmarried man by Warranty Deed from Tyler Welton and wife Amanda K. Welton dated February 22, 2016 and recorded February 24, 2016, in Instrument No. 201602240017768, in said Register's Office of Davidson County, Tennessee. The said Cormac S. Carolan-Tolbert having since married.

Jaimie Carolan, spouse of the above named Cormac S. Carolan-Tolbert, joins in this conveyance for the purpose of releasing any and all rights he/she may have in and to the above described property, including any marital rights and homestead exemption.

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.

Warranty Deed

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-BR-20-714

GRN-2003205SSO

unimproved ☐
This is improved ☒ property, known as 714 Gloucester Lane, Nashville, TN 37221

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 10th day of April, 2020

Cormac S. Carolan-Tolbert

Jaimie Carol by Cormac S. Carolan-Tolbert, Attorney In-Fact

Jaimie Carolan

By: Cormac S. Carolan-Tolbert, Attorney-in-fact

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 Cormac S. Carolan-Tolbert, 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 10th of April, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Cormac S. Carolan-Tolbert , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jaimie Carolan, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Jaimie Carolan, for the purposes therein contained.

Witness my hand and official seal, this the 10th day of April, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

