Karen Johnson Davidson County
Batch# 396724 DEEDWARR
05/07/2020 07:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200507-0047400

WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FITZPATRICK J. FLEENOR	FITZPATRICK J. FLEENOR	162 03 0 293.00
529 TUSCARORA DRIVE ANTIOCH, TN 37013	529 TUSCARORA DRIVE ANTIOCH, TN 37013	2019-11-58

For good consideration, I (We) **FITZ J. FLEENOR, ALSO KNOWN AS FITZPATRICK J. FLEENOR AND DOROTHY E. FLEENOR, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON**, whose mailing address is 529 TUSCARORA DRIVE, ANTIOCH, TN 37013, hereby bargain, deed and convey to **FITZPATRICK J. FLEENOR, SINGLE** whose mailing address is 529 TUSCARORA DRIVE, ANTIOCH, TN 37013, the following described land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 161 ON THE MAP OF HAYWOOD HILLS, SECTION 3, AS OF RECORD IN BOOK 4460, PAGE 164, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Fitz J. Fleenor and Dorothy E. Fleenor, as joint tenants with right of survivorship, and not as tenants in common from Dorothy E. Fleenor by Quit Claim Deed dated December 16, 2013 and recorded December 16, 2013 among the Land Records of Davidson County, State of Tennessee in 20131216-0126746.

APN: 162 03 0 293.00

Property Address: 529 TUSCARORA DRIVE, ANTIOCH, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and

instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 20th day of April 2020.

Fitzpatrick J. Fleenor
FITZ J. FLEENOR, A/K/A FITZPATRICK J. FLEENOR

_____
DOROTHY E. FLEENOR

STATE OF)
) SS.
COUNTY OF)

On this 20th day of April 2020, before me personally appeared **FITZ J. FLEENOR, A/K/A FITZPATRICK J. FLEENOR AND DOROTHY E. FLEENOR**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

TRACEY Y. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Tracey Y. Dixon
Notary Public
My Commission Expires: 11-3-2020

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $_____ _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 26th day of April, 2020.

Notary Public
My Commission Expires: 11-3-2020

TRACEY Y. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and address for person(s) responsible for taxes:
FITZPATRICK J. FLEENOR
529 TUSCARORA DRIVE
ANTIOCH, TN 37013

Name and Address of property owner:
FITZPATRICK J. FLEENOR
529 TUSCARORA DRIVE
ANTIOCH, TN 37013

instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 26 day of April 2020.

FITZ J. FLEENOR, A/K/A FITZPATRICK J. FLEENOR

Dorothy E Fleenor
DOROTHY E. FLEENOR

STATE OF Tennessee)
) SS.
COUNTY OF Cannon)

On this 26 day of April 2020, before me personally appeared **FITZ J. FLEENOR, A/K/A FITZPATRICK J. FLEENOR AND DOROTHY E. FLEENOR**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal) MONICA GREER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Monica G
Notary Public
My Commission Expires: My Commission Expires July 19, 2022

True Copy Certification

I, Melinda Alban, 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.

Melinda Alban
Signature

State of Maryland
~~County~~ City of Baltimore

Personally appeared before me, Eugenia A. Harris a notary public for this county and state, Melinda Alban who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Eugenia A Harris
Notary's Signature

My Commission Expires: 4/22/21
Notary' Seal (if on paper)

Eugenia A. Harris
Notary Public
Baltimore ~~County~~ City, MD