Karen Johnson Davidson County
Batch# 402766 DEEDWARR
05/19/2020 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,268.10
20200519-0052035

STATE OF Tennessee
COUNTY OF ~~Davidson~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,731.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2020.

Notary Public
MY COMMISSION EXPIRES: 2/1/23
File No. G20-8785

Angela McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jordan Ty Lollis and Olivia Noelle McFadin (NAME)	Colten Mortgage LLC (NAME)	007-15-0-024
(STREET ADDRESS)	6021 S. Syracuse Way #104 (STREET ADDRESS)	
(CITY) (STATE) (ZIP)	Greenwood Village, CO 80111 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Jill D. English and Michael E. English, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jordan Ty Lollis, an unmarried man and Olivia Noelle McFadin, an unmarried woman, as tenants in common with rights of survivorship**, 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. 62 on the plan of Grizzard Manor, Section Three, of record in Book 4675, Page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 62 fronts 140 feet on the curving southeasterly margin of Normerle Drive and runs back between lines 287.3 feet on the easterly line and 218.6 feet on the westerly line to a broken line in the rear upon which it measures 369.13 feet thereon.

Being the same property conveyed to Jill D. English and Michael E. English, wife and husband by Deed dated June 12, 2008, recorded June 16, 2008, in Instrument Number 20080616-0061354, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 4675, Page 40, Register's Office for Davidson County, Tennessee.
2. Easement for Sanitary Pumps/Service Lines/Ingress and Egress purposes and appurtenances of record in Instrument

200210280131677. Register's Office for said County.
3. Restrictions as recorded in Book 4755, Page 905, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1905 Normerle Drive, Goodlettsville, TN 37072.

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. Whenever 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 my/our hand(s) this 14th day of May, 2020.

Jill D. English

Michael E. English

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of May, 2020, before me personally appeared Jill D. English and Michael E. English, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of May, 2020.

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9-16-2020

