Karen Johnson Davidson County
Batch# 402939 DEEDWARR
05/20/2020 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20200520-0052234

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of May, 2020.

Notary Public
My commission expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires JULY 6, 2023

13-2004-133651

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Cynthia Coulter	Regions Mortgage	187-05-0-A-032.00
1141 Frewin Street	2050 Parkway Office Circle	
Nolensville TN 37135	Birmingham, AL 35244	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Peggy Mayberry, Unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Cynthia J. Coulter, unmarried woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 32, on the Plan of Burkitt Springs, Phase 4B, of record in Instrument No. 20160802-0079556, as corrected in Instrument No. 20190109-0002443, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Peggy Mayberry, a single woman by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated April 27, 2017, recorded April 28, 2017, of record in Instrument No. 20170428-0041993, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1141 Frewin Street, Nolensville, TN 37135.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 13th day of May, 2020.

Peggy Mayberry

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Peggy Mayberry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 13th day of May, 2020.

Notary Public

My Commission expires: 05-17-24

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

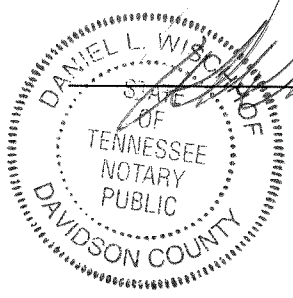
CERTIFICATE OF AUTHENTICITY

I, the undersigned Theresa C. Richardson, 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.

Theresa C Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Theresa C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022.