Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1372

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of May, 2020

Notary Public

Commission Expires: _____

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12.15/2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
James M. Harper, IV 712 Ronnie Road Madison, TN 37115	loanDepot.com, LLC ISAOA/ATIMA 26642 Towne Centre Drive Foothill Ranch, CA 92610	042-03-0-109.00

Karen Johnson Davidson County
Batch# 410834 DEEDWARR
06/05/2020 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20200605-0057852

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Robert Ryan Davis, an unmarried man and Cinda Beth Davis, an unmarried woman, as tenants in common with the right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James M. Harper, IV, an unmarried 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, being in the 11th Civil District of Said County, described according to a copy of a survey made by Harvey Gee, Surveyor, December 09, 1951, as follows:

Beginning at a concrete monument in the South margin of Campbell Road at the end of a curve into Ronnie Road; thence with the margin of Campbell Road, Easterly around a slight curve, 108.01 feet to an iron pin; thence South 87 degrees 01.5 minutes East 83.67 feet to an iron pin; thence South 2 degrees 58.5 minutes West 176.39 feet to an iron pin at the Northwest corner of the property conveyed to Castleman Construction Company by deed of record in Book 323, Page 263, Register's Office; thence with said Castleman's North line, South 85 degrees West 215 feet to an iron pin in the East margin of Ronnie Road; thence with the margin of the same, North 5 degrees West 20.18 feet to a concrete monument at the beginning of a curve; thence around said curve, Northerly 141.81 feet to a concrete monument, continuing with the margin of said Road, North 7 degrees 30 minutes East 24.3 feet to a concrete monument at the beginning of a curve; thence around said curve; Northeasterly 38.65 feet to the point of beginning.

Being the same property conveyed to Alton Sutton and wife, Doris G. Sutton by Warranty deed from J. C. Thompson Construction Co., Inc. of record in Book 3398, page 589, Register's Office for Davidson County, Tennessee, dated May 31, 1962 and recorded on June 01, 1962. (Value or consideration shown in aforementioned deed $0.00.)

Note: The said Alton Sutton having since died on September 7, 1995 leaving Dorsie Gardner Sutton aka Doris G. Sutton as the surviving tenant by the entirety.

Being the same property conveyed to Terry Alton Sutton by Quitclaim deed from Dorsie Gardner Sutton, reserving a life estate of record in Book 11758, page 853, Register's Office for Davidson County, Tennessee, dated November 16, 1999 and recorded on November 29 1999. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Robert Ryan Davis an unmarried man and Cinda Beth Davis, an unmarried woman, as tenants in common with right of survivorship by Warranty deed from Terry Alton Sutton of record in Instrument No. 20200304-0023776 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 04, 2020. (Value of consideration shown in aforementioned deed $242,000.00.) Being also known as 712 Ronnie Road Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 712 Ronnie Road, Madison, TN 37115

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of May, 2020.

Robert Ryan Davis

Cinda Beth Davis

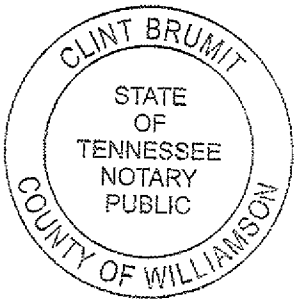
STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Ryan Davis and Cinda Beth Davis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 27th day of May, 2020.

Notary Public
My Commission Expires: 11/19/23

(Notary Seal)



True Copy Certification

I, Jennifer Pennell, 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

