WARRANTY DEED

Karen Johnson Davidson County
Batch# 424886 DEEDWARR
06/24/2020 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20200624-0068046

STATE OF TENNESSEE

COUNTY OF DAVIDSONTHE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/09/2022

(AFFIX SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brittney Lofton	Paramount Residential Mortgage Group, Inc.	Parcel ID: 150 07 0 316.00
(NAME) 3401 Daisy Trail	(NAME) 1265 Corona Pointe Court, Suite 301	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Corona, CA 92879	
(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, **Anthony R. Trice, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brittney Lofton, a single woman**, 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. 241 on the Plan of Section Six-B, The Country, as of record in Plat Book 5200, Pages 741 and 742, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Anthony R. Trice, unmarried, by Warranty Deed from Clayward C. Corry, Jr., Executor of the Estate of Patricia Ann Corry, of record in Instrument No. 20190909-0090563, in the Register's Office of Davidson County, Tennessee, dated September 05, 2019 and recorded on September 09, 2019.

Being the same property conveyed to Patricia A. Corry, by Warranty Deed from Randall Phillips Builders, Inc., of record in Book 6546, Page 82, in the Register's Office of Davidson County, Tennessee, dated April 30, 1985 and recorded on May 01, 1985. The said Patricia A. Corry b/s/p/a Patricia Ann Corry died testate, a citizen and resident of Davidson County, Tennessee on or about January 07, 2019, and under the terms of her will, which will appears of record in the Seventh Circuit Court Probate Division of Davidson County, Tennessee, No. 19-P-374, she named Clayward C. Corry, Jr., as her Executor and directed him to sell subject premises.

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.

unimproved ☐

This is improved ☒ property, known as 3401 Daisy Trail, Antioch, TN 37013

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 22nd day of June, 2020

Anthony R. Trice

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 Anthony R. Trice, an unmarried man, 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 22nd of June, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY