Karen Johnson Davidson County
Batch# 447573 DEEDWARR
07/31/2020 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20200731-0084439

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1713

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of July, 2020

Notary Public

Commission Expires:

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dequila Brooks 3825 Atwell Drive Nashville, TN 37207	Atlantic Union Bank ISAOA / ATIMA 1800 Robert Fulton Drive Suite 350 Reston, VA 20191	059-14-0-214.00

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,

Paul Laurence Flournoy, Sr., a married man

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

Dequila Brooks, a married 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:

The following described property located in Davidson County, Tennessee, being Lot No. 223 on the Plan of Section 4 Haynes Estates of record in Plat Book 4300, Page 44, in the Register's Office for Davidson County, Tennessee.

Being said Lot. 223 fronts 75 feet on the Southerly margin of Atwell Drive and extends back between lines, 171.16 feet on the Easterly line and 151.18 feet on the Westerly line, to a dead line in the rear on which it measures 77.02 feet.

Being the same propperty conveyed to Washington H. Locke and wife, Lorraine Austin Locke by Warranty Deed from W. L. Bainbridge Company, recorded 8/24/70, in Book 4440, Page 641, Register's Office for Davidson County, Tennessee. Consideration for $15,950.00. The said Washington H. Locke and wife, Lorraine Austin Locke were divorced and title was vested in Washington H. Locke. The said Washington H. Locke then died on April 9, 1978. Reference is made to the Affidavit of Heirship in Book 8158, Page 540, in which Lisa Marie Locke, Gregory Allan Locke and Karen Locke Martinez are named his heirs.

Being the same property conveyed to Karen Locke Martinez by Quitclaim Deed from Lisa Marie Locke, Gregory Allan Locke, Karen Locke Martinez and Lorraine Austin Locke in Book 8185, Page 547, said Register's Office. Considertation for conveyance is $0.

Being the same property conveyed unto Kevin A. Searcy, Sr. et ux Diametra Jo Searcy by Quitclaim Deed from Karen Diane Martinez, dated November 7, 1991, recorded November 12, 1991, in Book 8483, Page 728, of the Register's Office for Davidson County, Tennessee. Said Quitclaim Deed contains a scrivener's error as it incorrectly references Diametra Jo Searcy instead of Dimetra Jo Searcy, See also Book 8158, Page 547; Book 8158, Page 540; Book 4440, Page 641, all of the same Office. Karen Locke Martinez is aka Karen Diane

Martinez.

Being the same property conveyed to Paul Laurence Flournoy, Sr. by Quitclaim deed from Kevin A. Searcy, Sr. and Dimetra Jo Searcy of record in Instrument No. 20160629-0066285 Register's Office for Davidson County, Tennessee, dated November 04, 2005 and recorded on June 29, 2016.

Laquisa Flournoy hereby joins in on the conveyance of this document to convey any and all marital rights she may have.

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: 3825 Atwell Drive, Nashville, TN 37207

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 30th day of July, 2020.

Paul Laurence Flournoy, Sr.

Laquisa Flournoy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Paul Laurence Flournoy, Sr. and Laquisa Flournoy** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of July, 2020.

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON
(Notary Seal)

Notary Public
My Commission Expires: 5-23-23

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.

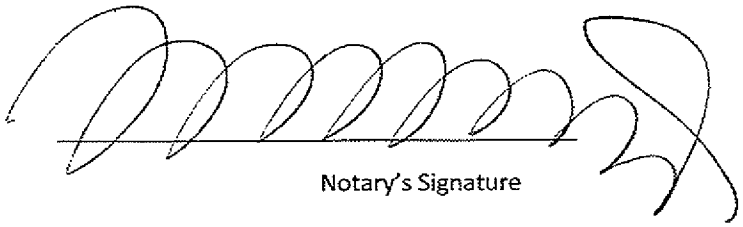


Signature

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

