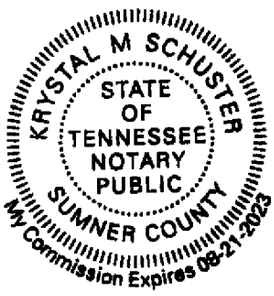
Karen Johnson Davidson County
Batch# 452505 DEEDWARR
08/07/2020 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20200807-0088219

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $260,000.00.



Affiant

Subscribed and sworn to before me, this 6th day of August, 2020.

Notary Public
My commission expires:

05-2007-67769

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Brice Thomas	Brice Thomas	142-08-0-A-047.00
149 Holly Forest	149 Holly Forest	CO
Nashville TN 37221	Nashville, TN 37221	

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, **Marilyn St. John-Doucette and James W. Doucette, Wife and Husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brice Thomas,** A SINGLE MAN, 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 Townhouse No. 47 on the Plan of Phase I, Coronada Townhome Condominiums, as established by Master Deed of record in Book 4901, Page 679; Book 5202, Page 329; Book 5306, Page 241; Book 5522, Page 675; and Book 5869, Page 269; and as shown on the Plan of Record of record in Book 4860, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harold Thomas Pennington by deed from Glenn R. Richman and wife, Pam Richman, dated July 7, 1988, recorded July 8, 1988 in Book 7594, Page 570, Register's office for Davidson County, Tennessee. Harold Thomas Pennington died testate and by Will of record in Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 08P-1780, devised subject property to John Edward Pennington.

Further being the same property conveyed to Marilyn St. John-Doucette by deed from John Edward Pennington, devisee under the Will of Harold Thomas Pennington, deceased, dated March 16, 2012, recorded March 20, 2012, of record in Instrument No. 20120320-0023593, 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 149 Holly Forest, Nashville, TN 37221.

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 6th day of August, 2020.

Marilyn St. John-Doucette

James W. Doucette

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Marilyn St. John-Doucette and James W. Doucette**, 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 Hendersonville, TN, this 6th day of August, 2020.

Notary Public

My Commission expires: 03/21/2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

True Copy Certification

I, Krystal Schuster, 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 Sumner

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Krystal Schuster, 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: 03/21/2022

