Karen Johnson Davidson County
Batch# 453987 DEEDWARR
08/11/2020 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20200811-0089063

	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $630,000.00. Affiant Subscribed and sworn to before me, this 4th day of August, 2020. Notary Public My commission expires: 3/7/22
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brad Folmar and Lindsay Folmar	Studio Bank	**160-04-0-185.00**
523 Brentview Hills Drive	124 12th Ave S. Ste 400	
Nashville, TN 37220	Nashville, TN 37203	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Dorothy N. Thacker, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Bradford Kent Folmar and Lindsay Folmar, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Section 7, Brentview Hills of record in Plat Book 4175, Page 89, and amended in Book 4528, Page 943, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dorothy N. Thacker, unmarried by Warranty deed from Helen R. Craig, unmarried of record in Instrument No. 20140905-0081442 Register's Office for Davidson County, Tennessee.

Kim Day Shacklock as Power of attorney for Dorothy N. Thacker of record in Instrument No. 202008110089062 Register's Office for Davidson County, Tennessee.

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This is improved property known as **523 Brentview Hills Drive, Nashville, TN 37220.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of August, 2020.

Dorothy N. Thacker by Kim Day Shacklock, attorney in fact

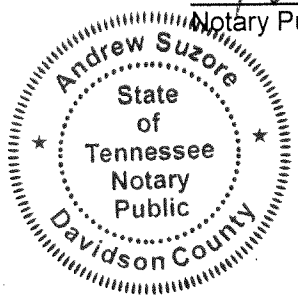
Dorothy N. Thacker by Kim Day Shacklock
her attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kim Day Shacklock, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Dorothy N. Thacker and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Dorothy N. Thacker.
Witness my hand and official seal this 7th day of August, 2020.

Notary Public

My Commission Expires: May 7, 2024



SolomonParks File No. 20-000228-524

SP 11/2015

True Copy Certification

I, **Nick Harris**, 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 Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

