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WARRANTY DEED

Karen Johnson Davidson County
Batch# 462997 **DEEDWARR**
08/25/2020 08:14:12 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20200825-0095773

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Debra A Coffey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2020

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caitlin Pearson and Thomas Pearson	Regions Bank d/b/a Regions Mortgage	15515005900
(NAME)	(NAME)	
113 Spring Ridge Lane	P.O. Box 200401	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Florence, TN 29501-0401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Kathy L. Thomas, unmarried and Debra A. Coffey, unmarried as joint tenants with the right of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Caitlin Pearson and Thomas Pearson, wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of First Revision of McCrory Heights as of records in Plat Book 9700, Page 162, Register's Office for Davidson County, Tennessee, to which Plat reference is made for a more complete description.

Being the same property conveyed to Kathy L. Thomas, unmarried and Debra A. Coffey, unmarried as joint tenants with the right of survivorship by deed dated July 27, 2004 from Todd W. Hilliard and wife, Linda K. Hilliard of record in Instrument No. 20040813-0097964, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 113 Spring Ridge Lane, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 20th day of August, 2020.

Kathy L. Thomas

Debra A. Coffey

State of Tennessee
County of Davidson

On this 20th day of August, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Kathy L. Thomas and Debra A. Coffey, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 20th day of August, 2020.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 20-Pearson

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN