Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
14966

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2307

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of September, 2020

Notary Public

Commission Expires: _____

Karen Johnson Davidson County
Batch# 483157 DEEDWARR
09/25/2020 09:54:19 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20200925-0110452

Address of New Owner	Send Tax Bills To:	Map & Parcel
Timothy Sykes 3188 Robwood Drive Nashville, TN 37207	Movement Mtg 8024 Calvin Hall Rd. Indianland, SC 29707	050-15-0-191.00

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,

Duanna L. Thomas Cato F/K/A Duanna Lynn Moore-Thomas, a married woman

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

Timothy Louis Sykes and Sondra Marie Woodard, husband and wife,

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. 448 on the Plan of Section Three, Parkwood Estates of record in Plat Book 3300, Page 31, 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 Duanna Lynn Moore-Thomas by Quitclaim deed from Roderick Alonso Thomas, Sr of record in Book 10522, page 769, Register's Office for Davidson County, Tennessee, dated July 07, 1997 and recorded on July 09, 1997.

This property has never been a primary residence of the grantor or her spouse.

Duanna Lynn Moore-Thomas and Duanna L. Thomas Cato and Duanna L. Thomas are all one in the same person.

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: 3188 Robwood 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 15th day of September, 2020.

Duanna L. Thomas

Duanna L. Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 15th day of September, 2020.

Notary Public
My Commission Expires: _____

(Notary Seal)

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024