Karen Johnson Davidson County
Batch# 485017 DEEDWARR
09/29/2020 09:40:30 AM 2 pgs
Fees: $13.00 Taxes: $887.63

20200929-0111827

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 **DAY OF SEPTEMBER, 2020.**

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Notary Public

MY COMMISSION EXPIRES: 9/21/2020

(AFFIX SEAL)

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH20-00353

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christina Lovari and Robert J. York 108 Mc Arthur Drive Old Hickory, TN 37138	Cross Counrty Mortage LLC 6850 Miller Road Brecksville, OH 44141	053-11-0-008.01

WARRANTY DEED

For and in consideration of the sum of ten dollars and 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, **Tom Neil Forkum, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christina Rose Lovari, an unmarried woman and Robert J. York, an unmarried man, as tenants in common with rights of survivorship**, 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 situated in the Fourth (4th) Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at a point in the center of MacArthur Road, said point being North 4° 41' East 30 feet from the Northeast corner of the property conveyed to Raphel Rives, Jr., and wife, by deed from Jesse B. Collins and wife, of record in mBook 2547, Page 165, Register's for said County; thence South 89° 2' West 195.2 feet; thence North 5° 09' East 169.8 feet; thence South 89° 47' East 192.8 feet to the center of MacArthur Road; thence with the center of same South 4° 41' West 165.5 feet to the beginning.

24 month chain of title:

Being the same property conveyed to Thomas E. Blunkall and wife, Margie Jean Blunkall by deed from Tom Neil Forkum, unmarried, dated July 10, 1979, recorded July 27, 1979, of record in Book 5472, Page 118, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Tom Neil Forkum and Margie Jean Blunkall by deed from Margie Jean Blunkall, a widow, reserving unto herself a life estate, dated August 9, 2011, recorded December 14, 2017, of record in Instrument No. 20171214-0127577, in the Register's Office for Davidson County, Tennessee. The said Margie Jean Blunkall, died on May 21, 2020.

The subject property is not the primary residence of the grantor, or any of his dependents.

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: 108 Mc Arthur Drive, Old Hickory, TN 37138

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 28th day of September, 2020

Tom Neil Forkum

STATE OF TENNESSEE

COUNTY OF WILSON

On this 28 day of September 2020, before me personally appeared Tom Neil Forkum, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Jason C. Nguyen

Notary Public

Printed Name: Jason C. Nguyen

My Commission Expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY