Karen Johnson Davidson County
Batch# 515716 DEEDWARR
11/13/2020 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $738.15
20201113-0133900

STATE OF TENNESSEE
COUNTY OF ~~TENNESSEE~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~22ND~~ 12TH DAY OF ~~OCTOBER~~ NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1139 NW Broad St. Suite 101
Murfreesboro, TN 37129

13-NSH20-00473

Address of New Owner:	Send Tax Bills to:	Tax Information:
Thaddaeus L. & Bethany M. Douglas 307 Hitt Lane, Lot 36 Goodlettsville, TN 37072	Primary Residential Mortgage, Inc. 1480 North 2200 West Salt Lake City, UT 84116	018-08-0-023.00

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, **Fred Garcia, unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bethany Mae Douglas and Thaddaeus Lawton Douglas wife and husband**, 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 Lot No. 36, on the plan of Section 1, Connell Estates, as shown by plat of record in Book 2900, Page 15, 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 Fred Garcia, a single man by deed from Heather Brianna Petrocci and Kyle Justin Troutt and Jonathan Shawn McGuire, devisees under the Last Will and Testament of Jimmy W. Ezzell, deceased, dated March 29, 2017, recorded April 5, 2017, of record in Instrument No. 20170405-0033484, in the 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: 307 Hitt Lane, Lot 36, Goodlettsville, TN 37072

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 10th day of November, 2020

Fred Garcia

STATE OF Florida

COUNTY OF Lee

On this 10th day of November, 2020, before me personally appeared Fred Garcia, 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.

Notary Public
My Commission Expires: 2/2/2021

JAMES M GRAYGO
Notary Public - State of Florida
Commission # GG058960
My Comm. Expires Feb 2, 2021
Bonded through National Notary Assn

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.