Karen Johnson Davidson County
Batch# 520497 DEEDWARR
11/23/2020 03:13:14 PM 2 pgs
Fees: $13.00 Taxes: $852.85
20201123-0137480

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Laurel Douthwaite 1452 Ocoee Trail Madison, TN 37115	Laurel Douthwaite 1452 Ocoee Trail Madison, TN 37115	063-02-0-163.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jordan Fernandes and Kirsten Fernandes, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Laurel Douthwaite, an unmarried person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Nawakwa Hills Powwow Addition Section No. 3 of record in Plat Book 974, Page 25, 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 Jordan Fernandez and wife, Kristen Fernandez, husband and wife by Warranty deed from Double T. Capital Management, LLC of record in Instrument No. 20180424-0038564 Register's Office for Davidson County, Tennessee, dated April 23, 2018 and recorded on April 24, 2018. (Value of consideration shown in aforementioned deed $200,000.00.) Being also known as 1452 Ocoee Trail Madison, Tennessee 37115.

This conveyance is subject to: (1) 2021 Taxes and all subsequent years; & (2) all matters shown on the Plan of record in Plat Book 974, Page 25, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of November, 2020.

(SEAL)
Jordan Fernandes

Kirsten Fernandes (SEAL)
Kirsten Fernandes

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-61K-20-1452

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of November, 2020, before me personally appeared Jordan Fernandes and Kirsten Fernandes, 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's (or persons') free act and deed.

Witness my hand, at office, this 18th day of November, 2020.

Notary Signature
My commission expires: 07/03/2023

MATTHEW ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
18th day of November, 2020.

Notary Public
My commission expires: 7/9/24
File No. 2020-328

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024