WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2020.

Notary Public
COMMISSION EXPIRES: 10/2/24

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 529520 DEEDWARR
12/10/2020 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20201210-0144680

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandy N. Denning	New Owner	063-04-0-066
(NAME)	(NAME)	
115 Gayle Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **Charles Anthony Donoho, a married man and Leslie Michael Donoho, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandy N. Denning, a married woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the City of Lakewood, Davidson County, Tennessee, being Lot No.6 on the Plan of Polly Acres Subdivision as of record in Book 3700, page 57, Register's Office for Davidson County, Tennessee.

Said Lot No.6 fronts 90 feet on the easterly margin of Gayle Drive runs back between parallel lines measuring 198.81 feet on the northerly line and 198.81 feet on the southerly line to a line in the rear 90 feet thereon.

Being the same property conveyed to Charles K. Donoho and wife, Joyce A. Donoho by Warranty Deed from Laura Ferrell Beard dated October 22, 2001 and as of record in Instrument No. 20020118-0007838 Register's Office for Davidson County, Tennessee. The said Joyce A Donoho having died January 25, 2018 leaving Charles K. Donoho as the surviving tenant by the entirety. Charles K. Donoho died November 11, 2019, testate in Davidson County, Probate Case #20P-69 naming Leslie Michael Donoho as Executor and devising the property described herein to Charles Anthony Donoho and Leslie Michael Donoho, individually by Article IV, Section 2 of said Last Will and Testament, authorizing the Executor to "sell or convey any part of the Estate, real or personal" in Article IX (b), of said Will. Property being further conveyed to Charles Anthony Donoho, a Married Man, and Leslie Michael Donoho, a Married Man, as equal tenants in common by Executor's Quitclaim Deed dated October 20, 2020 from Leslie Michael Donoho, Executor of the Estate of Charles K. Donoho, recorded October 22, 2020, in Instrument Number 202010220122667, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 115 Gayle Drive (House Number) (Street) (P.O. Address) Old Hickory, (City or Town) 37138 (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, successors 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, successors 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 our hands this 24th day of November, 2020.

Charles Anthony Donoho

Leslie Michael Donoho

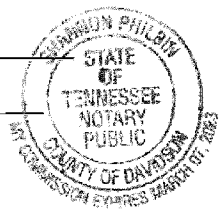
State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Charles Anthony Donoho and Leslie Michael Donoho, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 24th day of November, 2020.

Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: July 9, 2022

900