WARRANTY DEED

Karen Johnson Davidson County
Batch# 540048 DEEDWARR
12/22/2020 11:33:00 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20201222-0152096

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2020

Notary Public

MY COMMISSION EXPIRES: 4-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua Collins Jonathan McLaughlin	First Horizon Bank	060-02-0-029.00
(NAME)	(NAME)	
6334 Percy Dr	165 Madison Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Memphis, TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Patricia Armstrong and Harry Armstrong, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joshua David Wendell Collins, an unmarried man and Jonathan M. McLaughin, a married man,** 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. 52 on the Plan of Section One, Parkwood Estates of record in Plat Book 2900, Pages 119 and 120, 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 Redemption Properties, LLC by warranty deed from Music City Financial, LLC, a Texas limited Liability company dated October 23,2019 and filed for record October 23, 2019 in Instrument No. 20191023-0108616 in the register's Office for Davidson County, Tennessee, and further conveyed to Harry Armstrong and Patricia Armstrong, husband and wife, from Redemption Properties, LLC, by Warranty Deed on April 17, 2020, of record in Instrument Number 20200422-0042425, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3107 Spears Road, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (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 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 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/our hands this 16th day of December, 2020.

Patricia Armstrong

Harry Armstrong

State of Tennessee
County of Davidson

Personally appeared before me Patricia Armstrong and Harry Armstrong, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of December, 2020.

Notary Public

My Commission Expires: 9 · 20 · 2022

File No.: 202011017

