Karen Johnson Davidson County
Batch# 542866 DEEDWARR
12/28/2020 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20201228-0153673

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3558

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Emily M. Dudley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd day of December, 2020

Julie Bailey
Notary Public

Commission Expires: 9-2-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brandon Thornberry 718 McFerrin Ave Nashville, TN 37206	NEW OWNER	073 11 0 070.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Barbara Pittard, Executrix of The Estate of Thomas Lee Sinnott

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Thornberry, 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:

Lot 120, Revision of Section One, Sunset View, as shown on plat of record in Plat Book 2663, Pages 27 & 28, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said lot fronts 100 feet on the South side of Dundee Lane and runs back 136.5 feet on the East line and 181.2 feet on the West line to a dead line, measuring 109.8 feet thereon.

Being the same property conveyed to Thomas Lee Sinnott, unmarried, by Warranty Deed from James F. Sinnott, Carl R. Sinnott and Barbara D. Sinnott Pittard as Trustees of The James M. Sinnott and Doris J. Sinnott Revocable Living Trust, of record in Instrument No. 20021211-0152707, in the Register's Office of Davidson County, Tennessee, dated December 03, 2002 and recorded on December 11, 2002. Said Thomas Lee Sinnott died on August 27, 2020, and Probate recorded on Docket No. 20P-1861 in the Seventh Circuit Court of Davidson County, Tennessee Probate Division.

Being the same property conveyed to James M. Sinnott and wife, Doris J. Sinnott, by Warranty Deed from Albert J. Parmentier and wife, Evelyn W. Parmentier, of record in Book 3923, Page 279, in the Register's Office of Davidson County, Tennessee, dated August 06, 1965 and recorded on August 13, 1965.

Being the same property conveyed to The James M. Sinnott and Doris J. Sinnott Revocable Living Trust, by Quitclaim Deed from James M. Sinnott and wife, Doris J. Sinnott, of record in Book 11056, Page 962, in the Register's Office of Davidson County, Tennessee, dated August 04, 1998 and recorded on August 07, 1998. Said Doris J. Sinnott died on May 29, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2321 Dundee Lane, Nashville, TN 37214

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 so 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.

Dated this the 23rd day of December, 2020.

The Estate of Thomas Lee Sinnott

By: Barbara Pittard
Barbara Pittard, Executrix

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Barbara Pittard** 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 for the purposes therein contained.

Witness my hand and official seal at Mount Juliet, Tennessee this 23rd day of December, 2020.

Notary Public
My Commission Expires: _____

(Notary Seal)



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

