Karen Johnson Davidson County
Batch# 549615 DEEDWARR
01/08/2021 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20210108-0003609

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Barbara Parrish
Affiant

Subscribed and sworn to before me, this 7th day of January, 2021.

Megan Kriner
Notary Public

My commission expires:

MEGAN KRINER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JUNE 10, 2024

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Martha R. Banks		**043-10-0-102.00**
216 Nix Dr.	**Same As Owner**	
Madison, TN 37115		

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 ACKNOWLEDGE, WE,

Willie J. Thomas, individual and Trustee of the Willie J. Thomas Revocable Living Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martha R. Banks, unmarried woman

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 Number 2 of the Re-Subdivision of Lot 25 on the unrecorded plan of Anderson Estates, of Record in Book 6200, Page 721, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Willie J. Thomas, a married person by Quitclaim Deed from Countrywide Home Loans, dated February 4, 2009, recorded February 19, 2009, of record in Instrument No. 20090219-0014146, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The Willie J. Thomas Revocable Living Trust by Quitclaim Deed from Willie J. Thomas, dated May 6, 2019, recorded May 9, 2019, of record in Instrument No. 20190509-0043491, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 216 Nix Dr., Madison, TN 37115.

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 in 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.

Willie J. Thomas, Trustee Date: 01/07/2021
Willie J. Thomas, Trustee of the Willie J. Thomas Revocable Living Trust

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Willie J. Thomas, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that they are Trustee of the Thomas Willie J Revocable Living Trust and that they are authorized by the Trust to execute the instrument on its behalf.

Witness my hand, at office, this 7th day of January, 2021.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER

Willie J. Thomas Date: 01/07/2021
Willie J. Thomas

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Willie J. Thomas, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of January, 2021.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER

True Copy Certification

I, Megan Kriner, 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 Wilson

Personally appeared before me, Jason C. Nguyen, a notary public for this county and state, Megan Kriner, 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: 5/17/21

{Notary' Seal}

