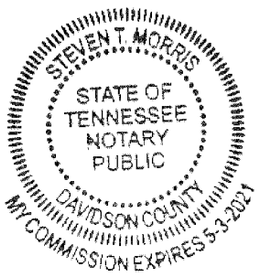
Karen Johnson Davidson County
Batch# 574720 DEEDWARR
02/22/2021 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,352.35
20210222-0020843

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $365,500.00. Affiant Subscribed and sworn to before me, ~~this the 11th~~, day of February, 2021. Notary Public My commission expires: 5.3.21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Blake Sennett	New Owner(s)	072-16-0-042.00
1021 Berwick Trail		
Madsion, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEPHANIE TOUSSAINT, EXECUTRIX OF ESTATE OF PAULA MURPHY DOUGLAS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLAKE SENNETT, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 4 on the Plan of Burchwood Gardens, Section I of record in Plat Book 2900, Page 16, 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 Paula Douglas, unmarried by Warranty Deed from Joann W. Stevens, unmarried of record in Instrument No. 20021219-0156650 Register's Office for Davidson County, Tennessee, dated November 06, 2002 and recorded on December 19, 2002.

Paula Murphy Douglas became deceased on or about June 27, 2019, leaving her Last Will and Testament filed in Probate Case No. 20-P-114, Chancery Court of Davidson County, Tennessee, naming Stephanie N. Toussaint as Executrix, naming devisee Stephanie N. Toussaint, Arquis (R.Key) Murphy, Yakou Murphy, Arsean (R.Sean) Douglas, Daniel Douglas, Laketa Douglas, Terri Hall, Cheveka Douglas and Kinesha Douglas, devising said property to R. Sean Douglas and Daniel Douglas. Said Probate does not appear to be closed.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2101 Porter Road, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of February, 2021.

Estate of Paula Murphy Douglas

By: Stephanie Toussaint

Stephanie Toussaint, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephanie Toussaint, Executrix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executrix of Estate of Paula Murphy Douglas, a Estate, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 11th day of February, 2021.

Notary Public

My Commission Expires: 5.7.21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

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

