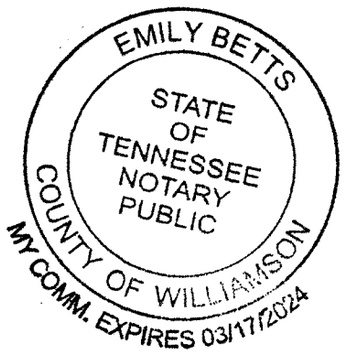
Karen Johnson Davidson County
Batch# 602635 DEEDWARR
03/30/2021 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20210330-0041262



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Affiant

Subscribed and sworn to before me, this 26 day of March, 2021.

Notary Public

My commission expires: 3/17/24

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:
Kristyn Ferguson	New Owner	**173090A18600CO**
7824 Heaton Way		
Nashville, TN 38211		

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,

Kimmia Hayati Doolittle, married

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

Kristyn Ferguson, an 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 No. 132, on the Plan of Lenox Village, Phase "B", a Planned Unit Development, as of record in Instrument No. 20031024-0157237, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to Kimmia Hayati, a single woman, by Warranty Deed from Rhonda K. Stewart, unmarried, dated May 23, 2008, of record in Instrument No. 20080527-0053286, Register's Office for Davidson County, Tennessee. Kimmia Hayati Doolittle, a married woman who acquired title as Kimmia Hayati, a single woman, conveyed subject property to Kimmia Hayati Doolittle, married, by Quitclaim Deed dated May 14, 2014, of record in Instrument No. 20140611-0050915, Register's Office for Davidson County, Tennessee. Brent Doolittle hereby signs to convey any interest he may have as the spouse of Kimmia Hayati Doolittle.

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 7824 Heaton Way, Nashville, TN 38211.

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.

_____ Date: 3/26/21
Kimmia Hayati Doolittle

_____ Date: 3/26/21
Brent Doolittle

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kimmia Hayati Doolittle and Brent Doolittle, 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 26 day of March, 2021.

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

_____
NOTARY PUBLIC

My Commission Expires: 10/2/2023

True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021