Karen Johnson Davidson County
Batch# 613269 DEEDWARR
04/13/2021 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20210413-0048876

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Lauren Weber
Affiant

Subscribed and sworn to before me, this 9th day of April, 2021.

Notary Public

My commission expires: 9-24-22

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Thomas Logan Downs and Erin S. Downs	Bank of TN - Mortgage Dept.	160-14-0B-119.00-CO
5823 Brentwood Trace	P.O. Box 4980	
Brentwood, TN 37027	Johnson City, TN. 37602	

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,

William G. Greene and Janet M. Greene, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Thomas Logan Downs, unmarried, and Erin S. Downs, married, as joint tenants with rights of survivorship

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5823 on the plan of Brentwood Trace Condominiums, 2nd Revision, of record in Book 5200, page 261, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William G. Greene and Janet M. Greene, husband and wife by Warranty deed from Cynthia M. Smith, married, f/k/a Cynthia M. Gholson of record in Instrument No. 20160512-0047231 Register's Office for Davidson County, Tennessee, dated May 06, 2016 and recorded on May 12, 2016.

This is improved property known as **5823 Brentwood Trace, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind myself, my 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 8th day of April, 2021.

William G. Greene

Janet M. Greene

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, William G. Greene and Janet M. Greene, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 8th day of April, 2021.

Michelle W Locke
Notary Public

My Commission Expires: 9/29/21

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title File No. 21-000171-525

SP 11/2015

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

