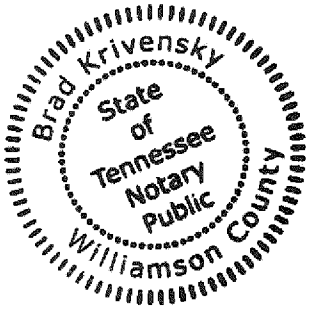
Karen Johnson Davidson County
Batch# 618369 DEEDWARR
04/19/2021 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $3,629.70
20210419-0052287



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $981,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of April, 2021.

Notary Public

My commission expires: 10-23-21

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 Dove and Kimi Dove	Thomas Dove and Kimi Dove	118-14-0-171.00
3617 Rainbow Place	3617 Rainbow Place	
Nashville, TN 37204	Nashville, TN 37204	

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, I,

Joi E Finnin, single woman

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

Thomas Dove and Kimi Dove, husband and wife

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

Land in Davidson County, Tennessee, being the Southerly part of Lot No. 30 and the Northerly part of Lot No. 31 on the Plan of Marengo Park, Section C, of record in Plat Book 1130, Page 21, in the Register's Office for Davidson County, Tennessee, and described according to a survey made by Hal R. Swann, Surveyor, dated October 23, 1965, as follows:

Being an iron pin in the Westerly margin of Rainbow Road, at a point 37 feet, 4 and 1/2 inches North of the common corner of Lots 30 and 31 on said plan; thence with the margin of said road, Southerly 73 feet, 1 and 1/2 inches to a spike, thence Westerly 224 feet, more or less to an iron pin, said pin being located 28 feet, 11 and 1/2 inches Southerly from the common rear corner of Lots 30 and 31; thence Northerly with the Westerly line of Lots 30 and 31, 61 feet, 3 and 1/2 inches to a post; thence Easterly 222 feet, 2 inches, more or less, to the points of beginning.

Being the same property conveyed to Joi E. Finnin, single woman, by Warranty deed from Kurt Lasater Vincent and Sarah Parker Vincent, husband and wife, of record in Instrument No. 20200302-0022828 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 02, 2020.

This is improved property known as **3617 Rainbow Place, Nashville, TN 37204.**

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.

GRANTOR COVENANTS with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has 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.

GRANTOR FURTHER COVENANTS and binds herself, her 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 Grantor has hereunto executed this instrument on this the 16th day of April, 2021.

Joi E Finnin

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, Joi E Finnin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 16th day of April, 2021.

Notary Public

My Commission Expires: 9/29/2024

MICHELLE W. LOCKE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title File No. 21-000256-525

Certificate of Authenticity

I, John W. Bishop, 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, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)