Karen Johnson Davidson County
Batch# 680222 DEEDWARRSP
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Fees: $38.00 Taxes: $888.00
20210720-0097484

This instrument prepared by:
Dodson, Parker, Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
LEE T. FORTIER, et ux 215 Kennett Road Old Hickory, TN 37138	SAME	4D-27686 Map 64-2 Parcel 19

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Thousand and NO/100 ($320,000.00) Dollars, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **THOMAS H. FORTIER, JAMES R. FORTIER and KIMBERLY FORTIER JONES** ("Grantors") have this day bargained and sold and do hereby transfer and convey unto **LEE T. FORTIER** and **GEORGIANNA H. FORTIER,** husband and wife, ("Grantees"), their successors, heirs and assigns, any and all of Grantors' interest, title and rights in certain real estate in Davidson County, Tennessee, conveyed to them by Executor's Quitclaim Deed of record in Instrument No. 20210609-0077683, Davidson County, Tennessee, which is described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Brandywine Farms, Section V, as of record in Book 4175, Page 18, Register's Office for said County.

Beginning at a point in the westerly margin of Rolling Mill Road, the common corner of Lots Nos. 115 and 116; thence with the line between said two lots, in a westerly direction 210.0 feet; thence with the line between Lots Nos. 114 and 115, southerly 159.5 feet; thence with the northerly margin of Barley Mill Road, easterly 172.4 feet; thence northeasterly along a curve, 80 feet to a point; thence around a curve, which has a radius of 25 feet, 36.21 feet to a point in the westerly margin of Rolling Mill Road; thence with the curve of said margin of said Road, northwesterly 142.1 feet to the point of beginning.

Being the same property conveyed to Lee T. Fortier, Thomas H. Fortier, James R. Fortier and Kimberly Fortier Jones by Executor's Quitclaim Deed from Lee T. Fortier, Executor for the Estate of K. Thomas Fortier of record in Instrument No. 20210609-0077683, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $240,000.00.

Subscribed and sworn to before me this the 7 day of July, 2021.

Affiant

ALIA PIKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public My Commission Expires: 9/8/24

This is improved property known as 217 Barley Mill Road, Old Hickory, TN 37138.

The foregoing conveyance is subject to restrictive covenants of record in Book 3816, page 544; Book 3822, page 851; and Book 4242, page 698, and any and all other encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her successors, heirs and assigns, forever, Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Grantors further covenant and bind Grantors, and Grantors' heirs and representatives to warrant and forever defend the title to said real estate to the said Grantees, their successors, heirs and assigns against the lawful claims of all persons, claiming by, through or under Grantor, but not further or otherwise, and other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS our hands this the 7 day of July, 2021.

THOMAS H. FORTIER

JAMES R. FORTIER

KIMBERLY FORTIER JONES

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS H. FORTIER**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 1 day of July, 2021.

Alia Pike
Notary Public

ALIA PIKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 9/8/24

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES R. FORTIER**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this ___ day of _____, 2021.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KIMBERLY JONES FORTIER**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this ___ day of _____, 2021.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $240,000.00.

Subscribed and sworn to before me this the 6th day of July, 2021.

Affiant

ALIA PIKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: My Commission Expires September 8, 2024

This is improved property known as 217 Barley Mill Road, Old Hickory, TN 37138.

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TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her successors, heirs and assigns, forever, Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Grantors further covenant and bind Grantors, and Grantors' heirs and representatives to warrant and forever defend the title to said real estate to the said Grantees, their successors, heirs and assigns against the lawful claims of all persons, claiming by, through or under Grantor, but not further or otherwise, and other than as provided and excepted herein.

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WITNESS our hands this the 23 day of July, 2021.

THOMAS H. FORTIER

JAMES R. FORTIER

KIMBERLY FORTIER JONES

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS H. FORTIER**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this ___ day of _____, 2021.

_____ My Commission Expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES R. FORTIER**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 6th day of July, 2021.

Alia Pike My Commission Expires: _____
Notary Public

ALIA PIKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires
September 8, 2024

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KIMBERLY JONES FORTIER**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this ___ day of _____, 2021.

_____ My Commission Expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Subscribed and sworn to before me this the 23 day of July, 2021.

Affiant

ALIA PIKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: My Commission Expires September 8, 2024

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WITNESS our hands this the 23 day of July, 2021.

THOMAS H. FORTIER

JAMES R. FORTIER

KIMBERLY FORTIER JONES

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS H. FORTIER**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this ___ day of _____, 2021.

_____ My Commission Expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES R. FORTIER**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this ___ day of _____, 2021.

_____ My Commission Expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KIMBERLY JONES FORTIER**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS ~~my hand~~ and seal, at office, this 15th day of July, 2021.

_____ My Commission Expires: 3-16-2022
~~Notary Public~~

SAM BANCROFT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY