Karen Johnson Davidson County
Batch# 694164 DEEDWARR
08/10/2021 03:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,652.05
20210810-0107932

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 845368 6069-004164 Kayla B. Bocchino	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $ 446,500.00 Marianne Coleman Affiant Subscribed and sworn to before me, this the 30th day of July 2021 Notary Public My commission expires: 7/19/25 (Affix Seal)

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Jacob Thomas	NAME: NEW OWNER
STREET ADDRESS: 133 Gale Park Lane Nashville TN 37204	STREET ADDRESS:
MAP & PARCEL NO.: 118-06-0D-020.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Katie Coonen, an unmarried woman hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Jacob Thomas, unmarried,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 133 Gale Park Lane, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 14th day of May, 2021.

x Katie Coonen
Katie Coonen

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Katie Coonen, unmarried (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 14th day of May, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires 10-2-2023

Exhibit A

Land in Davidson County, Tennessee, Being Unit 20, Gale Park Single Family Homes, condominium, as described in declaration of record in Instrument No. 20110224-0015356, corrected in Instrument No. 20110531-0041215 and amended in Instrument No. 20110311-0019705, in Register's Office for said County, to which reference is hereby made for a more complete description.
Being the same property conveyed to Katie Coonen, an unmarried woman by Warranty deed from Brookfield Relocation Inc, a Corporation of record in Instrument No. 20160406-0033714 Register's Office for Davidson County, Tennessee, dated February 25, 2016 and recorded on April 08, 2016. (Value of consideration shown in aforementioned deed $335,000.00.) Being also known as 133 Gale Park Lane 20 Nashville, Tennessee 37204.

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/30/2021.

Kimberly D Hicks
Affiant
Date: 8/10/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 10 day of August, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON