Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 3-RR-27602

Karen Johnson Davidson County
Batch# 710398 DEEDWARR
09/07/2021 09:47:10 AM 2 pgs
Fees: $13.00 Taxes: $673.40

20210907-0119332

Prepared By & Return To:
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072
21-2051TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of August, 2021.

Notary Public
Commission Expiration:

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Debora Bridgeforth 602 Independence Ct. Madison, TN 37115	new owner	034-05-0A-089.00

WARRANTY DEED

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 ACKNOWLEDGED, I, **Sarah J. Dinnie n/k/a Sarah and Fournier, married**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Debora Bridgeforth,** single 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:

Property known as: 602 Independence Ct., Madison, TN 37115, County of Davidson

Being Lot No. 89 on the plan of the Subdivision of Monticello Manor, as of record in Plat Book 6250, Page 551, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Sarah J. Dinnie, a single woman, by Warranty Deed from Jan Thiel. a single woman, dated 09/29/2010 and recorded 10/01/2010 in Instrument No. 20101001-0078358, Register's Office for Davidson County, Tennessee. The said Sarah J. Dinnie is now known as Sarah Fournier.

Matthew Fournier, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interest in the subject property.

Tax Map and Parcel ID: 034-05-0A-089.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 602 Independence Ct., Madison, TN 37115

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 is unemcumbered, 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.

Witness my hand this 31st day of August, 2021.

Sarah J. Dinnie n/k/a Sarah Fournier

Matthew Fournier

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 31st day of August, 2021, before me personally appeared **Sarah J. Dinnie n/k/a Sarah Fournier and Matthew Fournier**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 31st day of August, 2021.

MICHAEL B. WOODIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public
Commission Expiration: 11/16/2024