Karen Johnson Davidson County
Batch# 761429 DEEDWARR
11/29/2021 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $8,954.00
20211129-0156795

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-3307
Parcel ID: 118-01-0-225.00

Property Address:
1007 Halcyon Avenue, Nashville, TN 37204

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
The Central Trust Bank c/o Doc Probe
1820 Swarthmore Ave
Lakewood, NJ 08701

Address of New Owner:
1007 Halcyon Ave
Nashville, TN 37204

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **AUBREY TAYLOR PRESTON and DESTINY RICHARDS PRESTON, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **DAVID FORTIER and JENNIFER FORTIER, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 31, as shown on the map entitled Plan of Idlewild, of record in Book 161, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to AUBREY TAYLOR PRESTON AND WIFE, DESTINY RICHARDS PRESTON, by deed from HOLLY A. WILLIAMS AND HUSBAND, CHRISTOPHER G. COLEMAN, of record as Instrument No. 20160224-0017697, dated February 19, 2016, said Register's Office.

This is improved property known as, 1007 Halcyon Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent year are a lien but are not yet due and payable.

2. Matters shown on the Plan of record in Book 161, page 120, said Register's Office.

3. Sewer Easement of record in Book 716, page 763, said Register's Office.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 18 day of November, 2021.

AUBREY TAYLOR PRESTON

DESTINY RICHARDS PRESTON by AUBREY TAYLOR PRESTON, her Attorney-In-Fact

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 AUBREY TAYLOR PRESTON , with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 18 day of November, 2021.

Stephanie A. Glenn STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 18 day of November, 2021, before me personally appeared AUBREY TAYLOR PRESTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DESTINEY RICHARDS PRESTON, and who acknowledged that he executed the same as the free act and deed of DESTINEY RICHARDS PRESTON.

WITNESS my hand and official seal this 18th day of November, 2021.

Stephanie A. Glenn STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $2,420,000.00.

Affiant

SWORN TO and subscribed before me on this 18th day of November, 2021.

PAMELA AUTRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-19-2023

Notary Public

My Commission Expires:

202111290156795

CERTIFICATE OF AUTHENTICITY

I, Pam Arty 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 11/19/21.

Pam Arty
Affiant
Date: 11/19/21

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 19th day of November, 2021

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024