Karen Johnson Davidson County
Batch# 785757 DEEDWARR
01/10/2022 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220110-0002524

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-4648-2021

WARRANTY DEED

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2021

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Gabrielle 218 New Brick Church Pike Goodlettsville, TN 37072	Same address as new owner	018-16-0-046.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($250,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **LATOYA GAIL HARRISON**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **THOMAS GABRIELLE, SINGLE**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Burton Heights, as of record in Book 3106, page 19, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Clarence Bratton and wife, Eloise Bratton, from M. L. Arnold and Helen S. Arnold, by Warranty Deed dated October 14, 1963 and recorded October 18, 1963 in Book 3643, page 191, said Register's Office. The said Clarence Bratton having since died, leaving Eloise Bratton as surviving tenant by the entirety. The said Eloise Bratton, later known as Eloise Simmons Williams, having since died testate, September 13, 2018, devising said property to her daughter, Latoya Gail Harrison, as evidenced by Last Will and Testament of Eloise Simmons Williams, Case #18P1117, Circuit Court for Davidson County, Tennessee, and recorded in Instrument Number 20190627-0062183, Register's office for Davidson County, Tennessee.

This is improved property known and designated as 218 New Brick Church Pike, Goodlettsville, TN 37072.

This conveyance is made subject to all matters as shown on plat of record in Book 3106, page 19; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, the payment thereof is the responsibility of the Grantee.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 21st day of December, 2021

GRANTOR:

Latoya Gail Harrison

Latoya Gail Harrison

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Latoya Gail Harrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of December, 2021.

Notary Public

Jonathan Rhyne

Printed Notary Name

My commission expires: _____

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

Tennessee Certification of Electronic Document

I, Caleb Waters, do hereby make oath that I am a licensed attorney and/or the 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 12/21/2021 (date of document).

Caleb Waters
Affiant Signature

12/24/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of December, 2021.

Melissa J. Butchko-Turecki
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8-27-2022