Karen Johnson Davidson County
Batch# 788696 DEEDWARR
01/12/2022 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220112-0004343

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Tychelle Douglas and Jonathan Douglas
652 Hardin Shire Drive
Nashville, TN 37138
SEND TAX BILLS TO:
Simmons Bank
300 Northcreek Boulevard
Goodlettsville, TN 37072

WARRANTY DEED

(Map 064-13-0A; Parcel 041.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **BRENDA L. CURTIS-SULLIVAN, A MARRIED WOMAN**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **TYCHELLE LaMONICA DOUGLAS AND JONATHAN RYAN DOUGLAS, WIFE AND HUSBAND,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, State of Tennessee, being all of Lot No. 41, on the Plan of The Villages at Southfork, of record in Plan Book 6900, Page 482, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to John W. Morris and wife, Brenda Curtis Morris, by Warranty Deed dated September 29, 1989, from Centex Real Estate Corporation, recorded October 10, 1989, in Book 7957, Page 819, in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated June 24, 1991, John W. Morris and wife, Brenda Curtis Morris, conveyed all of their right, title, and interest in the subject property to Brenda Curtis Morris by Rick M. Johnson, Trustee, being recorded July 5, 1991, in Book 8392, Page 23, in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated November 7, 2018, Brenda Lee Morris, conveyed all of her right, title, and interest in the subject property to Brenda L. Curtis-Sullivan, being recorded November 7, 2018, in Instrument No. 20181107-0110399 in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 652 Hardin Shire Drive, Nashville, TN 37138.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2021 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 29th day of December, 2021.

Brenda L. Curtis-Sullivan

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda L. Curtis-Sullivan, the bargainor, with whom I am personally acquainted (or proved 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 official seal, this the 29th day of December, 2021.

Notary Public

My Commission Expires: 8-19-23

(SEAL)

MARY FUGITT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of December, 2021.

Notary Public

My commission Expires: 8-19-23

File No. GTS1-2021-854

MARY FUGITT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

True Copy Certification

I, Jenah Gunter, 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 the 29th day of December, 2021.

Affiant Signature

12.29.2021
Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 29 day of December, 2021.

Notary's Signature

My Commission Expires: 8-19-23

Notary' Seal (if on paper)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY