Karen Johnson Davidson County
Batch# 832929 DEEDWARR
04/01/2022 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20220401-0037741

Warranty Deed

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $750,000.00. Daniel Thompson Affiant Subscribed and sworn to before me, this the 24th day of March, 2022. Notary Public My commission expires: 8.20.2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rheana Scarborough Thornton and Norwood Charles Thornton III	Legacy Home Loan, LLC	091-02-0A-002.01-CO
6114 B Pennsylvania Avenue	4004 Hillsboro Pike Ste 216B	
Nashville, TN 37209	Nashville TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RILEY JAMES MACDONALD AND MARY ELIZABETH COLETTI NKA MARY ELIZABETH MACDONALD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RHEANA SCARBOROUGH THORNTON AND NORWOOD CHARLES THORNTON III, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B of Homes at 6114 Pennsylvania Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 6114 Pennsylvania Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200520-0052398, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 6114 Pennsylvania Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20200520-0052398, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Linda Marie Patton by Quitclaim deed from Jeff Woods of record in Instrument No. 20200520-0052388 Register's Office for Davidson County, Tennessee, dated April 08, 2020 and recorded on May 20, 2020.

Being part of the same property conveyed to 6114 Penn, LLC, a Tennessee Limited Liability Company by Warranty deed from Linda Marie Wood fka Linda Marie Patton of record in Instrument No. 20200520-0052389 Register's Office for Davidson County, Tennessee, dated May 19, 2020 and recorded on May 20, 2020.

Being the same property conveyed to Riley James Macdonald, an unmarried man and Mary Elizabeth Coletti, an unmarried woman, as joint tenants with right of survivorship by Warranty deed from 6114 Penn, LLC, a Tennessee limited liability company of record in Instrument No. 20210304-0028160 Register's Office for Davidson County, Tennessee, dated March 02, 2021 and recorded on March 04, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6114 B Pennsylvania Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of March, 2022.

Riley James Macdonald

Riley James Macdonald

Mary Elizabeth Coletti NKA Mary Elizabeth Macdonald

Mary Elizabeth Coletti NKA Mary Elizabeth Macdonald

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Riley James Macdonald and Mary Elizabeth Coletti NKA Mary Elizabeth Macdonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of March, 2022.

Notary Public

My Commission Expires: 2/18/2026

STEPHEN E SWETZ
Notary Public-State of Florida
Commission # HH 180592
My Commission Expires
February 18, 2026

Tennessee Certification of Electronic Document

I, John L. Bisby, 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 March 23, 2022 (date of document).

Affiant Signature

March 25th, 2022
Date

State of TN

County of Maury

Sworn to and subscribed before me this 25th day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY