22-4495

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 908556 DEEDWARR
08/26/2022 10:24:41 AM 2 pgs
Fees: $13.00 Taxes: $1,220.63
20220826-0096448

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$329,900.00**

Subscribed and sworn to before me this 17th day of August, 2022.

Notary Public **Affiant**

My Commission Expires: 1/29/26

MARK HUNNICUTT NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Kathy Donkin, Thomas P. Donkin, Billy R. Donkin **596 Westchester Drive** **Madison, TN 37115**	~~Same as new owner.~~ FINANCE OF AMERICA MTG 1 WEST ELM STREET 1ST FLOOR CONSHOHOCKEN, PA 19428	042-10-0-052.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **BRANDON A. WILLIS,** has this day bargained and sold, and does hereby transfer and convey unto the said **KATHY DONKIN & THOMAS P. DONKIN, A MARRIED COUPLE AND BILLY R. DONKIN,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled the Plan of Sherry Heights Addition, Section Two, of record in Plat Book 4595, page 29, 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 BRANDON A. WILLIS, A SINGLE MAN, by deed from ARTHUR C. CHENEY, AN UNMARRIED PERSON, of record in Instrument No. 20210205-0016888, dated January 29, 2021, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 17 day of August, 2022.

Brandon A Willis
BRANDON A. WILLIS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **BRANDON A. WILLIS**, the within named Bargainor, 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 official seal at Goodlettsville, Tennessee, this the 17 day of August, 2022.

Mary Birthright
NOTARY PUBLIC

My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023