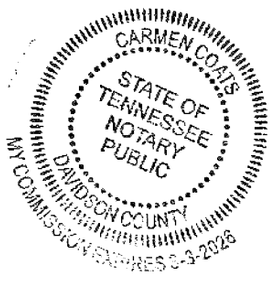
Karen Johnson Davidson County
Batch# 956482 DEEDWARR
12/30/2022 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20221230-0133831

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $220,000.00. Amanda Miller Affiant Subscribed and sworn to before me, this the 29th day of December, 2022. Carmen Coats Notary Public My commission expires:

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:
Stephen Therrien	New Owner(s)	060-16-0-143.00
8208 Stratton Wood Circle		
Knoxville, TN 37919		

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, **JOSEPH G. HORTON, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN THERRIEN, A SINGLE MAN**, 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 Lot No. 88 on the Plan of Map of Capitol View Subdivision of record in Plat Book 974, Pages 52 and 53, in the Register's Office for said County.

Said Lot No.88 fronts 100 feet on the southerly side of Capitol View Avenue and runs back 358.5 feet on the westerly line and 346.5 feet on the easterly line to the northerly line of Lot No. 42, measuring 41 feet thereon.

Being the same property conveyed to Gale Laster and husband, Jerry Laster by Warranty deed from George L. Appleby and wife, Mary A. Appleby of record in Book 8509, page 440, Register's Office for Davidson County, Tennessee, dated December 16, 1991 and recorded on December 17, 1991.

Being the same property conveyed to Robert B. Matthews by Quit Claim deed from Gale Laster and husband, Jerry Laster of record in Book 9526, page 617, Register's Office for Davidson County, Tennessee, dated November 16, 1994 and recorded on November 22, 1994.

Being the same property conveyed to Joseph G. Norton by Quitclaim deed from Robert B. Matthews of record in Book 11165, page 988, Register's Office for Davidson County, Tennessee, dated September 18, 1998 and recorded on October 22 1998.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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 208 Capitol View Avenue, Nashville, TN 37207, 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 29th day of December, 2022.

Joseph G. Horton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joseph G. Horton, 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 29th day of December, 2022.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 December 30, 2022 (date of document).

Affiant Signature

December 30, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 30th day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023