Karen Johnson Davidson County
Batch# 980413 DEEDWARR
03/14/2023 11:58:30 AM 6 pgs
Fees: $33.00 Taxes: $1,509.23
20230314-0018442

Prepared by and
After Recording Return to:
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2023.

Notary Public
My Commission Expires:

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Map and Parcel
Khristopher Ryan Thornton 2445 Rychen Drive Nashville, TN 37217	Khristopher Ryan Thornton2445 Rychen DriveNashville, TN 37217	Tax Map(s): 149-03 Parcel(s): 024.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
MYESHA MASSIE AND HUSBAND ANTHONY MASSIE JR AND KHRISTOPHER RYAN THORNTON AND MYESHA NICOLE MASSIE, HEIRS OF THE ESTATE OF DEBRA COLLINS-THORNTON,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
KHRISTOPHER RYAN THORNTON, SINGLE MAN
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER 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. 437 on the plan of Section Six, Edge-O-Lake Estates, as shown by plat of record in Plat Book 3700, Page 15-16, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Myesha Massie and Debra Collins-Thornton by Quitclaim Deed from Debra L. Collins-Thornton, dated 12/6/2019 and recorded 12/6/2019 in Instrument No. 20191206-0126351; and being the same property previously conveyed to Debra Linn Collins-Thornton, an unmarried woman, by Quitclaim Deed from Mary Keener, an unmarried woman, dated 6/10/2019 and recorded 6/25/2019 in Instrument No. 20190625-0061089; and being the same property previously conveyed to Mary Keener, unmarried, by Warranty Deed from Catherine A. Webster, an unmarried woman, dated 2/25/2015 and recorded 3/2/2015 in Instrument No. 20150302-0017719, Register's Office for Davidson County, Tennessee. Debra Linn Collins-Thornton, Debra Linn Thornton, Debra L. Collins-Thornton and Debra Collins-Thornton are all one and the same person. Myesha Massie and Myesha Nicole Massie are one and the same person. Myesha Nicole Massie and Kristopher Ryan Thornton are the Heirs of Debra Collins-Thornton as stated in the Affidavit of Heirship of record in Instrument Number 20230313-0018033 in the Register's Office for Davidson County, Tennessee.
00 18033

Anthony Massie Jr hereby joins in the signing of this Warranty Deed to convey any marital interest he may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2445 Rychen Drive, Nashville, TN 37217

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), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so 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 my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10 day of March, 2023

Myesha Massie

Myesha Massie

Anthony Massie Jr.

Anthony Massie Jr.

The Estate of Debra Collins-Thornton

BY: Myesha Nicole Massie

Myesha Nicole Massie, Heir

BY: _____

Khristopher Ryan Thornton, Heir

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), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so 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 persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10 day of Mar 2023

Myesha Massie

Anthony Massie Jr

The Estate of Debra Collins-Thornton

BY: Myesha Nicole Massie, Heir

BY: Khristopher Ryan Thornton, Heir

STATE OF TENNESSEE

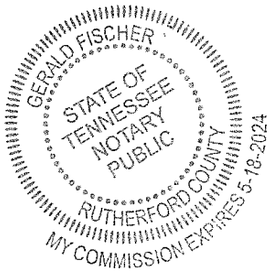
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Myesha Massie and Anthony Massie Jr, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purpose therein contained.

Witness my hand and official seal, this the 10 of March, 2023.

Notary Public

My Commission Expires:



State of Tennessee

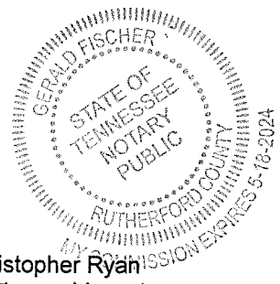
County of RUTHERFORD

Before me, the undersigned of the state and county mentioned, personally appeared Myesha Nicole Massie with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a heir of The Estate of Debra Collins-Thornton, the within named bargainor, an Estate, and that such heir, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as an heir.

Witness my hand, at office, this 10 day of March, 2023

Notary's Signature

My commission expires:_____



State of

County of

Before me, the undersigned of the state and county mentioned, personally appeared Khristopher Ryan Thornton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a heir of The Estate of Debra Collins-Thornton, the within named bargainor, an Estate, and that such heir, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as an heir.

Witness my hand, at office, this ____ day of_____, 2023

Notary's Signature

My commission expires:_____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Myesha Massie and Anthony Massie, Jr, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purpose therein contained.

Witness my hand and official seal, this the _____ of _____, 2023.

_____
Notary Public

My Commission Expires:

State of Tennessee

County of RUTHERFORD

Before me, the undersigned of the state and county mentioned, personally appeared Myesha Nicole Massie with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a heir of The Estate of Debra Collins-Thornton, the within named bargainor, an Estate, and that such heir, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as an heir.

Witness my hand, at office, this ____day of_____, 2023

_____
Notary's Signature

My commission expires: _____

State of CA

County of LOS ANGELES

Before me, the undersigned of the state and county mentioned, personally appeared Khristopher Ryan Thornton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a heir of The Estate of Debra Collins-Thornton, the within named bargainor, an Estate, and that such heir, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as an heir.

Witness my hand, at office, this 10 day of MAR, 2023

_____
Notary's Signature

My commission expires: 10.2.25

BARRY VAN AMBERG
Notary Public - California
Los Angeles County
Commission # 2375178
My Comm. Expires Oct 2, 2025

Certificate of Authenticity

I, Aimee Cain, 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 10, 2023.

Date

Aimee Cain

Affiant Signature

March 14, 2023

Date

State of Tennessee

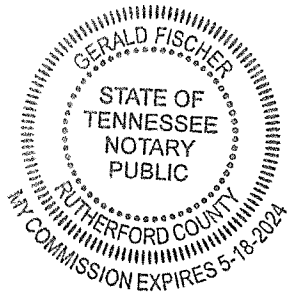
County of Rutherford

Sworn to and subscribed before me this 14 day of March, 2023.

Notary's Signature

My Commission Expires: My Commission Expires: May 18, 2024

Date



Notary's Seal (if on paper)