2023-0529

Karen Johnson Davidson County
Batch# 1013667 DEEDWARR
06/09/2023 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,270.95
20230609-0044049

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,500.00

Affiant

WARRANTY DEED

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 8TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob Bergeron, a single man	New Owner (NAME)	
1404 Globe Place (ADDRESS)	(ADDRESS)	034-14-0-030.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Willie J. Thomas, Trustee of The Willie J. Thomas Revocable Living Trust dated May 6, 2019, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jacob Bergeron, a single man, hereinafter called the Grantees, their heirs and assigns, that 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.78 on the Plan of Stanley Heights, of record in Plat Book 3300, Page 74, Register's Office for said County, Tennessee, said Lot No. 78 fronts 60.00 feet on the Easterly margin of Globe Place and extends back 84.5 feet on the Northerly line and 144.9 feet on the Southerly line to a dead line in the rear, measuring 85.2 feet thereon.

Being the same property conveyed to Willie J. Thomas by Special Warranty deed from Bank of New York as Trustee for the Certificateholders of CWABS 2004-02, a corporation organized and existing under the laws of the United States of record in Instrument No. 20081209-0118717 Register's Office for Davidson County, Tennessee, dated October 23, 2008 and recorded on December 09, 2008.

Being the same property conveyed to The Willie J. Thomas Revocable Living Trust by Quitclaim deed from Willie J. Thomas of record in Instrument No. 20190509-0043502 Register's Office for Davidson County, Tennessee, dated May 06, 2019 and recorded on May 09, 2019.

A Certification of Trust has been placed of record in Instrument No.20190509-0043485 and an Amendment to the Certification of Trust has been placed of record in Instrument No.20211208-0162673 Register's Office for Davidson County, Tennessee. Trustee certifies hereby that this Trust has not been revoked and no other amendments have been made since this filing of these documents.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1404 Globe Place, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all 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.

Witness my/our hand(s) this 8th day of June, 2023.

WARRANTY DEED
(Continued)

The Willie J. Thomas Revocable Living Trust dated May 6, 2019

BY: _____
Willie J. Thomas, Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willie J. Thomas, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Trustee of The Willie J. Thomas Revocable Living Trust, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 8 day of June, 2023.

_____
Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/6/2026

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 6/8/23 (date of document).

Affiant Signature

6/9/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON