This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#Z41-21

ADDRESS NEW OWNER:
Erica Anderson
307 Fairbanks Road
Goodlettsville, TN 37072

SEND TAX BILL TO:
~~Mortgagee~~
Quicken Loans, Inc
1050 Woodard Ave.
Detroit, MI 48226-1906

MORTGAGEE:
Quicken Loans, Inc.
1050 Woodard Avenue
Detroit, MI 48226-1906

Parcel ID:
033-07-0-009

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Sonjia Thompson, an unmarried woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Erica Anderson, an unmarried woman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Blair Manor Subdivision, of record in Book 3300, Page 32, Register's Office Davidson County, Tennessee.
>
> Said Lot No. 21 fronts 145.0 feet on the Easterly side of Fairbanks Road and runs back 272.51 feet on the Northerly side and 311.71 feet on the Southerly side to a dead line in the rear on which it measure 150.2 feet thereon.
>
> Being the same property conveyed to Michael Wayne Thompson and wife, Mary Sonjia Thompson by Warranty Deed dated November 4, 1993 from Nelson L. Turnage and wife, Laura Lee Turnage, recorded November 15, 1993, in Book 9151, page 809, Register's Office for Davidson County, Tennessee. Michael Wayne Thompson, Sr. conveyed his interest to Mary Sonjia Thompson by Quitclaim Deed dated March 12, 2012, of record in Instrument Number 20120316-0022687, recorded March 16, 2012 in said Register's Office.
>
> Michael Wayne Thompson, Sr. and Michael Wayne Thompson are one and the same person.

This is improved property known as 307 Fairbanks Road, Goodlettsville, TN 37072. Possession is to be given on July 22, 2019.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

Karen Johnson Davidson County
Batch# 261012 DEEDWARR
07/23/2019 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20190723-0072278

GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 19th day of July, 2019.

Mary Sonjia Thompson

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mary Sonjia Thompson,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of July, 2019.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

My Commission Expires: 6-7-22

* * * * * *

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ Williamson)

The actual value or consideration, whichever is greater, for this transfer is **$280,000.00**.

AFFIANT

Subscribed and sworn to before me on this 19th day of July, 2019.

NOTARY PUBLIC

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

My Commission Expires:

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)