Karen Johnson Davidson County
Batch# 261167 DEEDWARR
07/24/2019 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $506.90
20190724-0072471

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ SUMNER (SE) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF JULY, 2019. Notary Public MY COMMISSION EXPIRES: OCT 2 0 2020 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Afua Thompson	New Owner	149 06 0A 105.00
(NAME)	(NAME)	
105 Okee Trail		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark N. Henry Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents docs transfer and convey unto **Afua Thompson, a married man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No 105 on the site Plan of Chinquapin, Phase 1, as of record in Plat Book 6900, Page 358, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mark Norman Henry, unmarried by Warranty Deed from Linda Jo Davenport, unmarried dated July 09, 1998 and recorded July 16, 1998 in Book 11023, Page 119, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MNH Properties, LLC by Quitclaim Deed from Mark Norman Henry dated March 31, 2006 and recorded April 19, 2006 as Instrument No. 20060419-0044907, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Norman Henry by Quitclaim Deed from MNH Properties, LLC, a Tennessee LLC dated September 29, 2009 and recorded September 30, 2009 as Instrument No. 20090930-0090813, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Mark N. Henry Properties, LLC by Quitclaim Deed from Mark Norman Henry, unmarried dated February 01, 2011 and recorded February 02, 2011 as Instrument No. 20110202-0009374, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 105 Okee Trail, Antioch, TN 37013

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, his heirs and assigns forever; and it does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 our hands this 18th day of July, 2019.

Mark N. Henry Properties, LLC

BY: _____

Mark N. Henry
Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark N. Henry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager, and is authorized to execute the instrument on behalf of Mark N. Henry Properties, LLC, the within named bargainor, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal, this the 18th day of July, 2019.

_____
Notary Public

My Commission Expires: 07/28/2019

(SEAL)

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-28-2019

File Number: FRN-1905613SSO

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

