This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 210,000.00

Jamieka Jones
Affiant Signature

Subscribed and sworn to before me on this the 2nd day of August, 2019

Meaghan G. Spruill
Notary Public

My Commission expires 08 / 30 / 2021

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NAME AND ADDRESS OF PROPERTY OWNER:
Sigma Properties, LLC
433-435 Dennis Drive
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 07102012700

Karen Johnson Davidson County
Batch# 267344 DEEDWARR
08/06/2019 10:10:30 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20190806-0077960

WARRANTY DEED

19NT00664

Effective the 2nd day of August, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

CHRISTOPHER PAUL THORP AND WIFE, CORINNE KARA THORP

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

SIGMA PROPERTIES, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Described property located in Davidson County, Tennessee, to-wit: Lot No. 10 on the Map of John J. Rucker's Subdivision of Lot Number 8 and parts of Lot Numbers 7 and 9 in the Second Plan of Brooklyn as of record in Book 332, Page 157, Register's Office for said County, to which reference is made for a complete legal description.

Being the same property conveyed to Christopher Paul Thorp, and wife Corinne Kara Thorp, by Warranty Deed from Nigel Smith, dated 05/30/2006 and recorded 06/02/2006 as Document No. 20060602-0064893, Register's Office for Davidson County, TN.

This is an improved property commonly known as 433 Dennis Dr, Nashville, TN 37207.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 2nd day of August, 2019

Christopher Paul Thorp

Corinne Kara Thorp

State of ~~Tennessee~~ TEXAS (DKI)
County of ~~Davidson~~ TRAVIS (DKI)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Christopher Paul Thorp and Corinne Kara Thorp,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 2nd day of August, 2019.

Notary Public

My commission expires: January 6, 2022

DONALD KELLY IRVIN
NOTARY PUBLIC - STATE OF TEXAS
ID# 7581093
COMM. EXP. 01-06-2022

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.

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

My Commission Expires: 7/22/2022

Notary Seal (if on paper)