WARRANTY DEED

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

A-TPS-19-405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 10.7.19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thistle Property Solutions, LLC	**New Owner**	
(NAME)	(NAME)	**150-05-0-090.00**
264 Riverside Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEAN SUSSEY, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THISTLE PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 339 on the Plan of Section 3, Cherry Hills, of record in Plat Book 4175, Page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jerry Leigh Sussey and wife, Jean Marie Sussey by Warranty Deed from Thomas L. Meredith, unmarried, of record in Instrument No. 200006270063824, Register's Office for Davidson County, Tennessee, dated June 22, 2000 and recorded on June 27, 2000.

The said Jerry Leigh Sussey having since died leaving Jean Marie Sussey as sole surviving tenant by the entirety.

Power of Attorney of record in Instrument No 20190918-0094690 Register's office for Davidson County, TN for Jean Sussey appointing Thomas C. Vaughn as secondary attorney-in-fact. (Primary attorney-in-fact, Jerry Leigh Sussey, having since died is unable to serve.)

Jean Marie Sussey and Jean Sussey are one in the same.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 59, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4317, Page 574, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7865, Page 37, Register's Office for Davidson County, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **405 Owendale Dr, Antioch, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 289920 **DEEDWARR**
09/23/2019 03:14:30 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20190923-0096546

Witness my/our hand(s) this the 19 DAY OF SEPTEMBER, 2019.

JEAN SUSSEY Thomas C. Vaughn ATTORNEY IN FACT
Jean Sussey by Thomas C. Vaughn as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas C. Vaughn, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEAN SUSSEY, and who acknowledged he/she/they executed the same as the free act and deed of the said JEAN SUSSEY.

Witness my hand and official seal, this the 19th of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212