Karen Johnson Davidson County
Batch# 372378 DEEDWARR
03/13/2020 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20200313-0028398

WARRANTY DEED

ANAMARIA WILLINGHAM NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm Exp. 09/16/23

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tori B. Cramer and Devin M. Mason	NEW OWNER	Parcel ID: 086 08 0 095.00
(NAME) 909 Market Square Ct.	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Randell K. Thompson, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tori Beth Cramer, a married woman and Devin Mason, her husband**, hereinafter called the Grantees, their heirs and assigns, a 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. 361 on the Plan of Camden Woods, Phase 1, as shown by Plat of record in Plat Book 6900, Page 697-698, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lisa G. Howell, an unmarried person by Warranty Deed from Patrick K. Reilly, married dated June 18, 2003 and recorded July 03, 2003 as Instrument No. 20030703-0092601, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Randell K. Thompson, A Married Man by Warranty Deed from Lisa G. Howell Thompson, A Married Woman dated March 09, 2018 and recorded March 13, 2018 as Instrument No. 20180313-0023738, in said Register's Office for Davidson County, Tennessee.

The said Randell K. Thompson having since divorced by Final Decree filed in Docket No. 18P658, Fourth Circuit Court for Davidson County, Tennessee. Pursuant to Final Decree, subject property was vested solely in Randell Keith Thompson, being one and the same as Randell K. Thompson.

Further, being the same property conveyed to Randell K. Thompson, A Single Man by Quitclaim Deed from Randell K. Thompson, Married dated April 10, 2019 and recorded April 11, 2019 as Instrument No. 20190411-0033202, in said Register's Office for Davidson County, Tennessee. Randell K. Thompson having taken title as married and now being divorced and unmarried.

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 909 Market Square Ct., Hermitage, TN 37076

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 our hands this 13 day of MARCH, 2020

Randell K. Thompson

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Randell K. Thompson, a single man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of March, 2020.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

True Copy Certification

I, AnaMaria Willingham, 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.

AnaMaria Willingham

State of Tennessee
County of Williamson

Personally appeared before me, Carol M Holmes, a notary public for this county and state, AnaMaria Willingham, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carol M Holmes, Notary Public

My Commission Expires: 3/31/20

