This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 376221 DEEDWARR
03/23/2020 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20200323-0031534

STATE OF TENNESSEE,
COUNTY OF Robertson

The actual consideration or value, whichever is greater is $319,000.00.

Affiant

Subscribed and sworn before me this the 20th day of March, 2020.

Notary Public
My commission expires: 5/25/22

VALERIE M WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2022

WARRANTY DEED

Address of New Owner:
Karen Burns
1592 Union St.
San Francisco, CA 94123

Send Tax Bill to:
The Farmers Bank
P.O. Box 10
Portland, TN 37148

Tax Information:
053-03-0 419.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NATHANIEL S. THOMPSON, JR, an unmarried man.**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **KAREN BURNS,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Village of Old Hickory, Section B, of record in Plat Book 1424, page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nathaniel S. Thompson, Jr., unmarried man, by deed from Timothy M. Anderson and Lisa D. Anderson, dated 06/23/2009, of record in Instrument No. 20090702-0061709, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1405 Turner Street, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

4

Witness my hand this the 19th day of March, 2020.

Nathaniel S. Thompson, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Nathaniel S. Thompson, Jr.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of March, 2020.

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202003230031534

TRUE COPY CERTIFICATION

I, RYAN GARDNER, 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.

Ryan Gardner

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, RYAN GARDNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-30-21

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY