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

Karen Johnson Davidson County
Batch# 389372 DEEDWARR
04/21/2020 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20200421-0041864

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $289,000.00

Affiant Signature

Subscribed and sworn to before me on this the 13 day of April, 2020.

Notary Public

My Commission expires 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**NAME AND ADDRESS OF PROPERTY OWNER:**
Brenton Maxon
435 Kinsey Blvd
Madison, TN 37115
**SEND TAX BILLS TO:**
New Property Owner

**MAP AND PARCEL NUMBER: Tax ID #: 05203003600**

# WARRANTY DEED

20NT00474

Effective the 13 day of April, 2020.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 C. Thomson and Anne M. Thomson, husband and wife**

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

**Brenton Maxon, an unmarried man**

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

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of East Madison Addition, not of record, described as follows: Said Lot No. 50 fronts 50 feet more or less on the East side of Kinsey Blvd. and extends back 150 feet on the North line and 140 feet on the South line to a dead line measuring 50 feet thereon.

Being the same property conveyed to Christopher C. Thomson and Anne M. Thomson, husband and wife, by Warranty Deed from Estela Menie Kabigting Bell, dated 12/22/2014 and recorded 12/29/2014 in Document No. 20141229-0118199, Register's Office for Davidson County, TN.

This is an improved property commonly known as 435 Kinsey Blvd, Madison, TN 37115

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** 13 day of April, 2020.

Christopher C. Thomson by
Karen Elaine Hoff
Attorney in fact
**Christopher C. Thomson**

Anne M. Thomson by
Karen Elaine Hoff
Attorney in fact
**Anne M. Thomson**

State of Tennessee )
County of Davidson

On this 13 day of April 2020, before me personally appeared Karen Elaine Hoff, 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 **Christopher C. Thomson and Anne M. Thomson**, and who acknowledged that she executed the same as the free act and deed of **Christopher C. Thomson and Anne M. Thomson.**

Notary Public

My commission expires: 3/15/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY



202004210041864

# True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212