Karen Johnson Davidson County
Batch# 390340 DEEDWARR
04/23/2020 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $995.30
20200423-0042617

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $269,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of April, 2020.

Notary Public

My commission expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Johnathan Edward Thompson	Ameris Bank/Dovenmuehle Mtg.	062-02-0B-155.00-CO
4172 Longfellow Drive	PO Box 660592	
Nashville, TN 37214	Dallas, TX 75266	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Brian N. Ralston and Mary Ralston, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Johnathan Edward Thompson, unmarried man

(hereinafter called the "Grantee"), his 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. 199 on the Plan of Final Plat of Abbington Park, Phase One - Section Four of record in Plat at Instrument No. 20050110-0003256, in the 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 Adam C. Graham and wife, Abbie D. Graham by Warranty deed from Nicholas Greenfield and Erica Greenfield, husband and wife of record in Instrument No. 20160727-0077506 Register's Office for Davidson County, Tennessee, dated July 27, 2016 and recorded on July 27, 2016.

Being the same property conveyed to Brian N. Ralston and Mary Ralston, husband and wife by Warranty deed from Adam C. Graham and Abbie D. Graham, husband and wife of record in Instrument No. 20181203-0117688 Register's Office for Davidson County, Tennessee, dated November 30, 2018 and recorded on December 03, 2018.

This is improved property known as **4172 Longfellow Drive, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of April, 2020.

Brian N. Ralston

Mary Ralston

STATE OF GEORGIA
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Brian N. Ralston and Mary Ralston, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of April, 2020.

Notary Public
My Commission Expires: 12/28/2020

CRAIGAN HOGELAND
NOTARY PUBLIC
Cobb County
STATE OF GEORGIA
My Comm. Expires Dec. 28, 2020

SolomonParks File No. 20-000127-529

SP 11/2015

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022