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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: ~~MSB RMX 20548~~

Karen Johnson Davidson County
Batch# 410748 **DEEDWARR**
06/05/2020 08:19:40 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20200605-0057735

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $340,000.00.

Affiant

Subscribed and sworn before me this the 29th day of May, 2020.

Notary Public
My commission expires: 01/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:
Samuel C. Tompkins and Rebecca S. Tompkins
548 Wolfeboro Ln
Nashville, TN 37221

Send Tax Bill to:
NEW OWNER

Tax Information:
141-05-0A 316.00

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, KEITH NICHOLAS GUSSONI AND ASHLEY GUSSONI, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SAMUEL C. TOMPKINS AND REBECCA S. TOMPKINS, HUSBAND AND WIFE, 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:

COPY

Land in Davidson County, TN, being Lot No. 316 on the Plan of Avondale Park, Phase 2, Section 3B, as shown on the plan of record in Instrument No. 20110208-0011099, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Keith Nicholas Gussoni and Ashley Gussoni, husband and wife, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 03/22/2013, of record in Instrument No. 20130325-0029061, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 548 Wolfeboro Ln, Nashville, TN 37221.

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.

Witness my hand this the 29th day of May, 2020.

Keith Nicholas Gussoni

Ashley Gussoni

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Keith Nicholas Gussoni and Ashley Gussoni, 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 29th day of May, 2020.

My commission expires:

1/7/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY