WARRANTY DEED

Karen Johnson Davidson County
Batch# 411128 DEEDWARR
06/05/2020 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $895.40
20200605-0058259

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/17/21
(AFFIX SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Eugene Cormier	SWBC	12002011200
(NAME) 1334 Mars Drive	(NAME) 9311 San Pedro #100	
(ADDRESS) Nashville, TN 37217	(ADDRESS) San Antonio, TX 78216	
(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 Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Walter C. Thompson and Sharon R Thompson, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eugene Cormier, a single man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

TRACT 1:

Being Lot No. 66 on the Plan of Stardust Acres, of record in Plat Book 1424, Page 92, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Walter C. Thompson, et ux Sharon R. Thompson, as tenants by the entirety, by Warranty Deed from Modine H. Hudson, unmarried, in Book 5596, Page 636, in the Register's Office of Davidson County, Tennessee, dated April 28, 1980 and recorded on April 30, 1980.

TRACT 2:

Being all of the property lying between the right-of-way of Saturn Drive and the east property line of Lot 66, described as follows:

Beginning at a point on the northern margin of Mars Drive, said point being the intersection of the common lot line of Lots 66 and 67, as shown on the Plan of Stardust Acres, with the northern margin of mars Drive; thence northerly along the said common lot line 170' to a point, said point being the common corner of Lots 66, 67, 35 and 34; thence easterly 25' along the common line of Lots 67 and 34; thence in a southerly direction 170' to a point in the northern margin of Mars Drive; thence westerly 25' to the point of beginning. Being the remainder of Lot 67 not used as right-of-way for Saturn Drive.

Being the same property conveyed to Walter C. Thompson and wife, Sharon R. Thompson by Quitclaim Deed from The metropolitan Government of Nashville and Davidson County, in Book 6260, Page 420, in the Register's Office of Davidson County, Tennessee, dated March 21, 1984 and recorded on March 30, 1984.

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 1334 Mars Drive, Nashville, TN 37217

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and we do covenant with the said Grantee 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 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.

Witness our hands this 28th day of May, 2020.

Walter C. Thompson

Sharon R Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Walter C. Thompson and Sharon R Thompson, husband and wife, 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 28th day of May, 2020.

Notary Public

My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

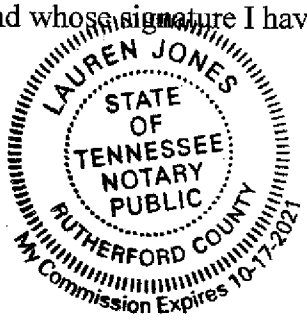
Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attornedy and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lauren Reynolds
My commission expires: 10/17/21