Name and Address of New Owner:
TDG Byrdstown, LLC
751 Plantation Blvd.
Gallatin, TN 37066
Send Tax Bills To:
Same As New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 164-13-0-080.00

Karen Johnson Davidson County
Batch# 449339 DEEDWARR
08/04/2020 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20200804-0085885

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Christopher L. Thompson**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **TDG Byrdstown, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 254 on the Plan of First Revision of Asheford Crossing, Section Two, a Planned Unit Development of record in Plat Book 9700, Page 171, 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 Christopher L. Thompson by Warranty deed from Sean T. Boyd and wife, Andrea Boyd of record in Instrument No. 20080908-0091829 Register's Office for Davidson County, Tennessee, dated August 28, 2008 and recorded on September 08, 2008. (Value of consideration shown in aforementioned deed $165,000.00.)

Being also known as 3729 Asheford Trace, Antioch, Tennessee 37013.

This is NOT the principal residence of Grantor named herein

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30 day of July, 2020.

_____(SEAL)
Christopher L. Thompson

STATE OF NEW JERSEY
COUNTY OF BERGEN

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher L. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30 day of July, 2020.

_____
Notary Public
My commission expires:

ANIQA AHMED
Notary Public, State of New Jersey
My Commission Expires
September 28, 2023

ANIQA AHMED NOTARY PUBLIC STATE OF NEW JERSEY MY COMMISSION EXPIRES 09-28-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $255,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
31st day of July, 2020.

_____
Notary Public
My commission expires: 10-2-23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. 2020-904

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON