Karen Johnson Davidson County
Batch# 485142 DEEDWARR
09/29/2020 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $647.13
20200929-0111994

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 174,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of September, 2020.

Notary Public

My Commission Expiration: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Herman Thompson Jr 5424 Cedar Ash Crossing Antioch, TN 37013	**SAME AS NEW OWNER.**	-163 16 0A 387.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jan C. Spruill, unmarried,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Herman Thompson Jr., married,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 5424 Cedar Ash Crossing Antioch, TN 37013, County of Davidson to wit:

Being Unit No. 387 on the Final Plat of Phase 3-B, Provincetown, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20080812-0082993, Exhibit "A" to the Supplemental Declarations, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jan C. Spruill, an unmarried woman, by deed from Centex Homes, dated 06/24/2010 filed and recorded 07/09/2010 of record as Instrument No. 20100709-0053780, said Register's Office.

Tax Map and Parcel ID is as follows 163 16 0A 387.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 5424 Cedar Ash Crossing, Antioch, TN 37013

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; and we do covenant with the 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 unemcumbered, 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 GRANTEES, their 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 28th day of September, 2020.

Jan C. Spruill

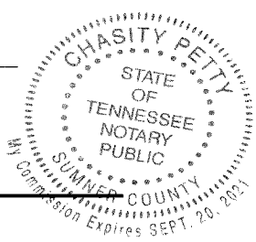
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of September, 2020, before me personally appeared **Jan C. Spruill**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 28th day of September, 2020.

Notary Public

Commission Expiration: 9/20/2021



True Copy Certification

I, **Jessie Castleman**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessie Castleman

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty** a notary public for this county and state, **Jessie Castleman,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty
My Commission Expires: 9/20/2021

