Karen Johnson Davidson County
Batch# 542252 DEEDWARR
12/28/2020 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $989.75
20201228-0153417

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2944TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 267,500.00.

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of December, 2020.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
David Knox 3873 Northbrook Drive Nashville, TN 37207	**SAME AS NEW OWNER.**	050-07-0-125.00

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, **Fredrick Thompson and Chandra M. Thompson,** husband and wife, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Knox and Rachel Knox, husband and wife**, 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: 3873 Northbrook Drive, Nashville, TN 37207, County of Davidson

Being Lot No. 19, on the Plan of Northbrook, Phase Two, Final Plat, of record in Plat Book 9700, Page 769, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property previously conveyed to Frederick D. Thompson and wife, Princess D. Thompson, by Warranty Deed from Buddy Dunn Contractors, L.P., dated 03/06/2000 and recorded 03/13/2000 in Instrument No. 20000313-0025563, said Register's Office.

Being the same property previously conveyed to Frederick Thompson, married, by Quitclaim Deed from Frederick D. Thompson and wife, Princess D. Thompson, dated 09/29/2005 and recorded 10/12/2005 in Instrument No. 20051012-0122938, said Register's Office.

Being the same property conveyed to Fredrick Thompson and Chandra M. Thompson, husband and wife, by Quitclaim Deed from Frederick Thompson, dated 06/17/2019 and recorded 06/18/2019 in Instrument No. 20190618-0058537, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID: 050-07-0-125.00

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: 3873 Northbrook Drive, Nashville, TN 37207

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 23rd day of December, 2020.

Fredrick Thompson

Chandra M. Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of December, 2020, before me personally appeared **Fredrick Thompson and Chandra M. Thompson**, 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 23rd day of December, 2020.

CHRISTY MICHELLE JONES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 2-22-2021

Notary Public

Commission Expiration

LTE File No.: 20-2944TN

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021