THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36098-02-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $376,000.00. Angela M Cordes Affiant Subscribed and sworn to before me this 12th day of March, 2021. Notary Public My Commission Expires: 9/29/2024

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Angela M. Cordes 7394 Old Harding Pike Nashville, TN 37221	Caliber Home Loans 1525 S. Beltline Rd Coppell, TX 75019	Map and Parcel No.: 142100E02000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher R. Thompson and Catherine M. Thompson, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Angela M. Cordes, a married woman, joined by her spouse, Dale Cordes** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7394 Old Harding Pike, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 591828 DEEDWARR
03/15/2021 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,391.20
20210315-0033745

IN WITNESS WHEREOF, Grantors have executed this instrument on the 12th day of March, 2021.

Christopher R. Thompson

Catherine M. Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher R. Thompson and Catherine M. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2021.

Notary Public

My Commission Expires:
10/2/2023

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 20, together with the appurtenant interest in the common elements of Bellevue Station, a horizontal property regime with private elements established by Declaration in Instrument No. 20160108-0001959, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A-1 to the aforementioned Declaration.

Being the same property conveyed to Christopher R. Thompson and Catherine M. Thompson, husband and wife, by deed dated December 21, 2016 from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20161227-0135398, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 142100E02000CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Bellevue Station, of record in Instrument No. 20160108-0001959, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit A-1 to the Declaration in Instrument No. 20160108-0001959, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20160104-0000543, Register's Office for Davidson County, Tennessee.
6. Easement for roadway right of way of record in Book 2086, page 272, Register's Office for Davidson County, Tennessee.
7. Sewer line easement of record in Book 4613, page 509, Register's Office for Davidson County, Tennessee.
8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20151001-0099985, Register's Office for Davidson County, Tennessee.
9. Subject to rights of others in and to the common areas and/or elements.

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

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

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY