Karen Johnson Davidson County
Batch# 592102 DEEDWARR
03/15/2021 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $658.60
20210315-0033909

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$178,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF **MARCH, 2021.**

Notary Public

MY COMMISSION EXPIRES: March 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANIEL ALEXANDRE ALLGAYER	New Owner	**163-11-0B-074.00-CO**
(NAME)	(NAME)	
108 BEECH FORGE DRIVE		
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, RODNEY R. THOMPSON, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **DANIEL ALEXANDRE ALLGAYER,** 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:

Land in Davidson County, Tennessee, being Lot No. 74, on the Plan of Bell Forge Village, Section 4, Second Revision, as shown by plat of record in Plat Book 6250, Page 201, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rodney R. Thompson, a single person, from Phaedra Hodge Marze, unmarried and Luthor Marze, Jr., married, by deed dated August 28, 2001, of record in Instrument No. 20010831-0094899, said Register's Office.

Patricia Thompson joins in this conveyance to convey any right, title, and interest she may have in said property, whether marital or otherwise.

This conveyance is subject to matters shown on the Plan of record in Plat Book 6250, Page 201; Declaration of Covenants, Conditions, and Restrictions of record in Deed Book 6040, Page 538, Book 6350, Page 858, Book 6651, Page 207, Book 7224, Page 209, Book 7461, Page 530, Book 7464, Page 967, Book 7508, Page 659, and Instrument No. 20061229-0160925; By-laws of record in Book 6040, Page 576 and in Book 6306, Page 644; Storm Water Detention Agreement in Book 6531, Page 321; Easement of record in Book 7224, Page 246; Quitclaim Deeds of Common Area to Bell Forge HOA of record in Book 6040, Page 534, Book 7224, Page 177, Book 7552, Page 83, Book 7552, Page 697, and Book 7461, Page 565; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **108 BEECH FORGE DRIVE, ANTIOCH, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 our hands this 11 day of March, 2021.

RODNEY R. THOMPSON

PATRICIA THOMPSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Rodney R. Thompson and Patricia Thompson,** the bargainors, 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 and official seal at office this 11 day of March, 2021.

My Commission Expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

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