THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-29927

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

Karen Johnson Davidson County
Batch# 592553 **DEEDWARR**
03/16/2021 10:55:45 AM 2 pgs
Fees: $13.00 Taxes: $3,491.88

20210316-0034586

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 943,750.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ellen Thompson and Mark F. Thompson	NEW OWNER	
81 Concord Park W		116080C08100CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Sandra S. McDonald, unmarried, and Sandra S. McDonald, Executor of the Estate of Kenneth P. McDonald,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Ellen Thompson and Mark F. Thompson, Wife and Husband**

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:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Resubdivision of Lots 81 and 82, Sugartree Phase 2 of record in Plat Book 4955, Page 81, 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 Kenneth P. McDonald and wife, Sandra S. McDonald by Quitclaim deed from Kenneth P. McDonald and Sandra S. McDonald by and Through Michael D. Sontag in order to create a tenancy in common, of record in Instrument No. 20000420-0039824 Register's Office for Davidson County, Tennessee, dated April 10, 2000 and recorded on April 20, 2000. Kenneth P. McDonald, also known as Kenneth Paul McDonald, Jr., died on August 4, 2018, and pursuant to his Last Will and Testament entered into Probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 18P-1522, his real property is to be administered as part of his Probate Estate and Sandra S. McDonald is authorized to execute this instrument as Executor of the Estate of Kenneth P. McDonald.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **81 Concord Park W, Nashville, TN 37205.**

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 my hand this the 15th day of March, 2021.

Sandra S. McDonald

Sandra S. McDonald

Estate of Kenneth P. McDonald

By: Sandra S. McDonald
Sandra S. McDonald, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra S. McDonald, Individually and as Executor of the Estate of Kenneth P. McDonald,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of March, 2021.

My Commission expires: Jan 8. 2024

Notary Public

