Karen Johnson Davidson County
Batch# 603063 DEEDWARR
03/30/2021 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210330-0041850

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $500,000.00.

Affiant

Subscribed and sworn before me this the 24th day of March, 2021.

Notary Public
My commission expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kevin McNally 726 4th Ave Nashville, TN 37219	Everett Financial 14801 Quorum Drive Ste. 300 Dallas, TX 75254	082-13-0C-004.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ISAAC THOMPSON AND BRITTANY THOMPSON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KEVIN MCNALLY, A SINGLE MAN, AND SEAN O'CONNOR, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 4 together with Garage No. G4, as specified on the plat shown in the Master Deed, on the plan of HARRISON SQUARE CONDOMINIUMS, a Horizontal Property Regime, created under Title 66, Section 27-10, et seq., as amended Tennessee Code Annotated, and established by a Master Deed for Harrison Square Condominiums, of record under Instrument No. 20060823-0103941; amended of record in Instrument No. 20071025-0126183; and Instrument No. 20080104-0001138, said Register's Office, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20060823-0103941, said Register's Office, for a more complete description.

Being the same property conveyed to Isaac Thompson and Brittany Thompson, husband and wife, from Ira G. Hartman, II and Jill R. Hartman, Trustees of The Ira G. Hartman, III and Jill R. Hartman Living Trust by Warranty Deed dated October 12, 2017 of record in Instrument No. 20171016-0105633, Register's Office of Davidson County, Tennessee.

Being also known as 726 4th Avenue North, Nashville, TN 37219.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 726 4th Ave, Nashville, TN 37219.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

BT IT

Witness my hand this the 24th day of March, 2021.

Isaac Thompson

Brittany Thompson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Isaac Thompson and Brittany Thompson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of March, 2021.

My commission expires:

2/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

