Karen Johnson Davidson County
Batch# 604749 **DEEDWARR**
04/01/2021 09:35:02 AM 2 pgs
Fees: $13.00 Taxes: $929.63

20210401-0042904

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$251,250.00** (Two Hundred Fifty One Thousand Two Hundred Fifty).

AFFIANT

Subscribed to and sworn before me this 31st day of March, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

JOHN CHARLES ROBELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires JULY 9, 2024

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Ryan Thomas 3936 Plantation Drive Hermitage, TN 37076	US BANK, N.A. 9987 Carver Road, Suite 500 Cincinnati, OH 45242	07509004800

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, I/WE, **PHILLIP BRENT THOMAS, A MARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RYAN THOMAS, A SINGLE MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 141 on the Plan of Hermitage Hills S/D, Section I, as of record in Book 2900, page 48, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Plantation Drive, common corner of Lots Nos. 141 and 142; thence with the line between said two lots northerly 110.3 feet to a point; thence with the line between Lots Nos. 140 and 141 westerly 108.4 feet to a point in the easterly margin of Bonnaville Drive; thence with the margin of said Drive Southerly 85 feet to a point; thence around a curve southeasterly 39.27 feet to a point in the northerly margin of Plantation Drive; thence with the margin of said Drive easterly 83.43 feet to the point of beginning.

Being the same property conveyed to Phillip Brent Thomas, a married man, by deed from John Gary Sires and wife, Dorothy Barnes Sires, of record in Instrument No. 20200428-0044144, in said Register's Office for Davidson County, Tennessee.

The said Phillip Brent Thomas hereby makes oath that the above described property has never been the domicile/marital residence of the said Phillip Brent Thomas.

Being also known as 3936 Plantation Drive, Hermitage, Tennessee 37076.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **3936 PLANTATION DRIVE** **HERMITAGE, TN 37076**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 31st day of March, 2021

Phillip Brent Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of March, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Phillip Brent Thomas** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 31st day of March, 2021.

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Notary Public

Commission Expires: _____