Karen Johnson Davidson County
Batch# 618122 DEEDWARR
04/19/2021 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $377.59
20210419-0051953

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210300076

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$102,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of April, 2021

Notary Public

MY COMMISSION EXPIRES: 03 08 2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diedre L. Bennett and Joshua Daniel Wagner **Benjamin T. Cartwright** **827 Spence Enclave Lane** **Nashville, TN 37210**	**CrossCountry Mortgage, LLC** **6850 Miller Rd.** **Brecksville, OH 44141**	**041-15-0-127.00**

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, WE,

Mark R. Thompson, Jr. and wife Lynda Thompson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Deidre L. Bennett and Joshua Daniel Wagner, both unmarried and Benjamin T. Cartwright, Unmarried

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. 19-B on the Plan of Zone Lot Division of Lots 15, 18 thru 22, Bellshire Terrace, Sec. One, Phase Two, of record in Book 6900, Page 474, which amends the plat of record in Book 6250, pages 179 & 180, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Mark R. Thompson, Jr. and wife, Lynda Thompson, by Warranty Deed from Eric Sox, a married person, dated 2/28/2005 and recorded 3/2/2005 in Instrument No. 20050302-0023215, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **1336 Bellshire Terrace Drive, Nashville, TN 37207**
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 15th day of April, 2021.

Mark R. Thompson Jr.
Mark R. Thompson, Jr.

Lynda Thompson
Lynda Thompson

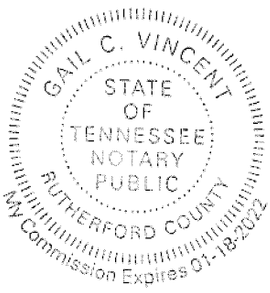
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark R. Thompson, Jr. and Lynda Thompson the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 2021.

Commission Expires:_____

Gail C. Vincent
Notary Public



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

