RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210300095

WARRANTY DEED

Karen Johnson Davidson County
Batch# 618322 **DEEDWARR**
04/19/2021 02:54:25 PM 2 pgs
Fees: $13.00 Taxes: $351.50

20210419-0052218

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$95,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

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
Darron James Hubbard and Kathrym Hubbard, and Kyle J. Miller and Janalee Miller	**SAME**	**041-15-0-082.00**
193 37th Ave. N. Nashville, TN 37209		

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 L. Thompson

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

Darron James Hubbard and Kathryn Hubbard, Husband and Wife and Kyle J. Miller and Janalee Miller, Husband and Wife

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. 20-A 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 L. Thompson, by Warranty Deed from Affordable Housing of Nashville, Inc., dated 1/31/2002 and recorded 2/5/2002 in Instrument No. 20020205-0015930, 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 **1342 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 tc all genders.

Witness our hands this 15th day of April, 2021.

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

Lynda L. Thompson
Lynda L. 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 L. 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

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022