Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-P-21-3529

PREPARED BY ~~& RETURN TO:~~
Realty Title & Escrow Company, Inc.
2204-A Madison Street
Clarksville, TN 37043

Karen Johnson Davidson County
Batch# 620334 **DEEDWARR**
04/21/2021 03:48:25 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20210421-0053644

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/16/24
(AFFIX SEAL)

THOMAS E BOSECKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

14-NSH21-01568

[redacted]

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Erika Marie Thomas and Grisel Thomas and Michael W. Thomas 3529 Cumberland Cove Drive Nashville, TN 37207	Erika Marie Thomas and Grisel Thomas and Michael W. Thomas 3529 Cumberland Cove Drive Nashville, TN 37207	059-15-0-A-161.00 CO

[redacted]

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Annie Pearl Kelly, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Erika Marie Thomas, an unmarried woman and Grisel Thomas and Michael W. Thomas, wife and husband all as Tenants in Common with the Right of Survivorship**, hereinafter called the Grantees, their successors 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. 98, on the plan of Phase Six and Seven, Chateau Valley, as shown by plat of record in Instrument No. 20091211-0113102, 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 Annie Pearl Kelly, unmarried by deed from Goodall Inc. Builders, a Tennessee corporation, dated February 26, 2015, recorded March 6, 2015, of record in Instrument No. 20150306-0019568, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3529 Cumberland Cove 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 15th day of April, 2021

Annie P. Kelly
Annie Pearl Kelly

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

On this 16 day of APRIL, 20 21, before me personally appeared Annie Pearl Kelly, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: THOMAS E. BOSECKER

Serial Number, if any: _____

My Commission Expires: 10/16/24

THOMAS E BOSECKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY