WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

STEPHANIE DOME
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-05-2021

(AFFIX SEAL)

Y-SB-BB-21-115

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Gerald Thompson and Cynthia Thompson	New Owner	
(NAME)	(NAME)	064-01-0-007.01-CO
117 Gayle Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LISA LOUISE CONNOLLEY, TRUSTEE OF THE FAULK REVOCABLE LIVING TRUST DATED JULY 22, 2019**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GERALD THOMPSON AND CYNTHIA THOMPSON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 14 on the Plan of Laurel Heights, Section "A" of record in Plat Book 3600, Page 44, 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 Thomas H. Faulk and wife Sandra F. Faulk by Warranty deed from Ronnie E. Huffines and wife Donna Jean M. Huffines of record in Book 5318, page 605, Register's Office for Davidson County, Tennessee, dated July 24, 1978 and recorded on August 1, 1978.

Being the same property conveyed to Lisa Louise Connolley, Trustee, Faulk Revocable Living Trust Dated July 22, 2019 by Quitclaim deed from Lisa Louise Connolley of record in Instrument No. 20201210-0144172, Register's Office for Davidson County, Tennessee, dated December 2, 2020 and recorded on December 10, 2020. Corrective Quitclaim Deed recorded February 23, 2021 at Instrument No: 20210223-0022300, in the aforesaid Register's Office.

Scrivener's Affidavit filed of record in Instrument No. 20210511-0063181, AND Affidavit of Corrective Notary Acknowledgement filed of record in Instrument No. 20210511-0063182, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 44, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 115 Laura Avenue, Old Hickory, Tennessee 37138.

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. 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.

Karen Johnson Davidson County
Batch# 632997 **DEEDWARR**
05/11/2021 10:36:16 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20210511-0063183

Witness my/our hand(s) this the 5th DAY OF MAY, 2021.

Faulk Revocable Living Trust dated July 22, 2019

BY: _____
Lisa Louise Connolley
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA LOUISE CONNOLLEY, TRUSTEE of the FAULK REVOCABLE LIVING TRUST DATED JULY 22, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th of May, 2021.

_____
Notary Public
My Commission Expires: 09-07-2021
(SEAL)

JEFF SHOULDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212