Karen Johnson Davidson County
Batch# 633927 DEEDWARR
05/12/2021 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20210512-0063724

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of May, 2021.

Notary Public

My commission expires: 4-7-23

(Notary Stamp)

GREGORY D. VAGNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Truswood Properties, LLC	Truswood Properties, LLC	063-16-0C-047.00-CO
5162 Southfork Blvd.	PO Box 90035	
Nashville, TN 37138	Raleigh, NC 27675	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Anjeanette D. Thomas, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Truswood Properties, LLC

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Phase One-Section Two Hermitage Springs Estates Subdivision, as shown on Exhibit "A" of the Declaration of Covenants, Conditions, and Restriction for Hermitage Springs Estates of record in Instrument No. 20001206-0120233, amended in Instrument Nos. 20020130-0013464, and Instrument No. 20031006-0147712, and Instrument No. 20040226-0022056, and Instrument No. 20031031-0160338, and Instrument No. 20060703-0078830, and Instrument No. 20060815-0100265, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete details of said lot

Being the same property conveyed to Anjeanette D. Thomas, married by Quitclaim deed from Howard D. Hussey, married of record in Instrument No. 20190412-0033423 Register's Office for Davidson County, Tennessee, dated March 04, 2019 and recorded on April 12, 2019.

This is improved property known as **5162 Southfork Blvd., Nashville, TN 37138.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of May, 2021.

Anjeanette D. Thomas

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, Anjeanette D. Thomas, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7th day of May, 2021.

Notary Public
My Commission Expires: 4-17-23

GREGORY D. MALONE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SolomonParks File No. 21-000199-526

Certificate of Authenticity

I, John W. Bishop, 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 Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)