RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115659

Karen Johnson Davidson County
Batch# 637852 DEEDWARR
05/17/2021 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20210517-0066406

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2021.

Katherine Warren
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
21Five Homes, LLC 9110 Isabella Ln STE200 Brentwood, TN 37027	Same address as new owner	072-11-0-033.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars ($349,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TRAVIS THOMPSON, MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **21FIVE HOMES, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Glenmeade Subdivision, First Addition, of record in Book 2330, Page 56, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Travis Thompson, a married man, from Brickhouse Productions, LLC, a Tennessee limited liability company, and Van Webber, LLC, a Tennessee limited liability company, by Warranty Deed dated November 30, 2020 and recorded December 18, 2020 in Instrument #20201218-0150582, said Register's Office. Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Being the same property conveyed to Brickhouse Productions, LLC, a Tennessee limited liability company, and Van Webber, LLC, a Tennessee Limited liability company, from Susan Cruise, Vida Elsyed, William Scruggs, Kenneth Scruggs, and John Scrubbs by Warranty Deed dated March 12, 2020 and recorded April 23, 2020 in Instrument #20200423-0042734, said Register's Office.

Being the same property conveyed to William M. Scruggs and wife, Eddie Mae Scruggs from Samuel L. Houston and wife, Cornelia M. Houston by Warranty Deed dated 02/02/1962 and recorded 02/06/1962 in Book 3341, Page 3, in the Register's Office for said County. The said William M. Scruggs having since died on 01/16/2013 leaving Eddie Mae Scriggs as surviving grantee. The said Eddie Mae Scruggs having since died on 11/16/2018 as evidenced by Affidavit as to Heirs filed of record in Instrument #20190417-0035065, and having an estate of record in Probate Docket #19P-350, Circuit Court for Davidson County, Tennessee.

The address of the herein described property is believed to be 2904 Lee Davis Road, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of May, 2021.

TRAVIS THOMPSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Travis Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of May, 2021.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

Katherine Warren
Notary Public
My commission expires: 41322

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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