Karen Johnson Davidson County
Batch# 650184 DEEDWARR
06/04/2021 04:10:17 PM 2 pgs
Fees: $13.00 Taxes: $4,778.55
20210604-0075531

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210434388

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $1,291,500.00

Affiant

Subscribed and sworn to before me, this 28th day of May, 2021.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/9/24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Isaac Thomsen and Kelly Thomsen 216 Carden Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 104-13-0-048.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William T. Levy and Brooklyn R. Levy, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Isaac Thomsen and Kelly Fair Thomsen, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County. Tennessee, being the northerly 55 feet of Lot No. 36 on the Map of Bransford Realty Company's Subdivision of Lot Nos. 8, 10, 11, 12 and part of 9 in Block "E" and Lot Nos. 6, 7, 9, 10. 11, 12, 13, 14, 15, 16, 17, 18. 19, and part of 8 in Block "F' and Lot Nos. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, in Block "G" in Whitland Realty Company's Subdivision, of record in Plat Book 547, Page 51, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 36 fronts 55 feet on the northerly side of Carden Avenue and runs back between parallel lines 210 fed to dad line.

Being the same property conveyed to William T. Levy and Brooklyn R. Levy, husband and wife by Warranty deed from Dewitt C. Dawkins and Lauren J. Dawkins, husband and wife of record in Instrument No. 20190930-0099464 Register's Office for Davidson County, Tennessee, dated September 26, 2019 and recorded on September 30, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Map of record in Plat Book 547, Page 53, Register's Office for Davidson County, Tennessee.

Restrictions of record in Bock 981, Page 346, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 216 Carden Avenue Nashville TN 37205

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WSB-VRES-21216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 2021.

William T. Levy by as Attorney in Fact

William T. Levy, by Abby Benson as Attorney-in-Fact

Brooklyn R. Levy by as Attorney in Fact

Brooklyn R. Levy, by Abby Benson as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Abby Benson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for William T. Levy and Brooklyn R. Levy, and that she is authorized by William T. Levy and Brooklyn R. Levy to execute this instrument on their behalf.

Witness my hand, at office, this 28th day of May, 2021.

Notary Public
My Commission Expires: _____

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 8, 2022