RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson Davidson County
Batch# 670089 DEEDWARR
07/02/2021 10:06:46 AM 5 pgs
Fees: $28.00 Taxes: $1,313.50

20210702-0089887

File #2021-438

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $355,000.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me on June 30, 2021.

NOTARY PUBLIC
My Commission Expires: 1-8-24

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William James Thomson and Pauline Irene Thomson 8522 Sawyer Brown Road Nashville, TN 37221	OWNERS	142-09-0D-165.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MARLA THOMPSON AND SHERRIE T. SAMIDE AND WANDA HIETT AND CHARLES DUNLAP AND STEVE DUNLAP AND MARLA THOMPSON, CONSERVATOR OF JOHN A. GREENE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **WILLIAM JAMES THOMSON AND PAULINE IRENE THOMSON, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Unit No. 8522, together with the carport designed No. 8522-C, on the Plan of River Plantation, Section X - Phase 1, of record in Book 7900, page 945, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with the appurtenant interest in the common elements of River Plantation , Section Ten, Phase One, a horizontal property

regime established by Master Deed recorded in Book 9394, page 598 and amended in Instrument No. 20081203-00117317, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MARLA THOMPSON AS TO A ONE-SIXTH (1/6) UNDIVIDED INTEREST, MARLA THOMPSON, CONSERVATOR OF JOHN A. GREENE, AS TO A ONE-SIXTH (1/6) UNDIVIDED INTEREST, SHERRIE T. SAMIDE AS TO A ONE-SIXTH (1/6) UNDIVIDED INTEREST, WANDA HIETT AS TO A ONE-FOURTH (1/4) UNDIVIDED INTEREST, CHARLES DUNLAP, AS TO A ONE-EIGHTH (1/8) UNDIVIDED INTEREST AND STEVE DUNLAP, AS TO A ONE-EIGHTH (1/8) UNDIVIDED INTEREST, by Executor's Quitclaim Deed from MARLA THOMPSON, EXECUTOR OF THE ESTATE OF MARY ANN CARTER, of record in Instrument No. 20210517-0066039, dated May 10, 2021, said Register's Office. Reference is made to the Affidavit of Heirship recorded herewith as Instrument No. 20210702-0089885, and a Certified Copy the Order of Conservatorship recorded herewith as Instrument No. 20210702-0089884, and Second Affidavit of Heirship recorded as Instrument NO. 20210702-0089886, said Register's Office. Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouse, or the Grantors' dependents.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 8522 Sawyer Brown Rd., Nashville, TN 37221.

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 and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands on June 28, 2021.

Grantors:

Marla Thompson

Marla Thompson

Marla Thompson

Marla Thompson as Conservator of John A. Greene

Sherrie T. Samide

Sherrie T. Samide a/k/a Sherri T. Samide

Wanda Hiett

Wanda Hiett

Steve Dunlap

Steve Dunlap

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **MARLA THOMPSON**, the within named bargainor, 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.

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

Notary Public

My Commission Expires February 26, 2023

My commission expires: February 26, 2023

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Marla Thompson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Conservator of the within named bargainor, a Conservatorship pursuant to Case No. 10-334, filed in the Chancery Court for Maury County, Tennessee at Columbia, and that she as such Conservator, executed the foregoing instrument for the purposes therein contained by signing the name of the Conservatorship by the said Marla Thompson, as such Conservator.

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

Notary Public

My Commission Expires February 26, 2023

My commission expires: February 26, 2023

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **SHERRIE T. SAMIDE**, the within named bargainor, 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.

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

My Commission Expires
February 26, 2023 Notary Public

My commission expires: _____

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **WANDA HIETT**, the within named bargainor, 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.

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

My Commission Expires
February 26, 2023 Notary Public

My commission expires: _____

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **STEVE DUNLAP**, the within named bargainor, 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, at office, this 28th day of June, 2021.

My Commission Expires
February 26, 2023 Notary Public

My commission expires: _____

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WITNESS my hand on June 28, 2021.

Grantor:

Charles Dunlap

STATE OF GA
COUNTY OF Chatham

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **CHARLES DUNLAP**, the within named bargainor, 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, at office, this 28 day of June, 2021.

Notary Public

My commission expires: 2-2-2025

BRAYLON BECK
MY COMM. EXPIRES
NOTARY
PUBLIC
FEBRUARY 2, 2025
CHATHAM COUNTY, GA