THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736366

Karen Johnson Davidson County
Batch# 689501 **DEEDWARR**
08/03/2021 02:25:26 PM 2 pgs
Fees: $13.00 Taxes: $2,464.20

20210803-0104412

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $666,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2021.

Notary Public
My Commission Expires: 5/5/25

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Lindsey Maxcy and Preston Maxcy 5605 Vine Ridge Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-10-0-118.00

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, **Tyler J. Thompson and Margaret Thompson, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lindsey Maxcy and Preston Maxcy, wife and husband,** ("Grantees"), their successors, 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 Lot(s) 25, as shown on the map entitled Section Two of Brookside Courts Addition No. 4, of record in Plat Book 1835, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TYLER JAMES THOMPSON and MARGARET ELEANOR FIKE, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, by deed from MARGARET A. FLOOR AND ERIK CHRISTIAN FLOOR, WIFE AND HUSBAND, of record in Instrument No. 20190521-0047644 , dated May 17, 2019 , said Register's Office.

Being further conveyed to TYLER J. THOMPSON and MARGARET THOMPSON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY WITH RIGHT OF SURVIVORSHIP by deed from TYLER JAMES THOMPSON AKA TYLER J. THOMPSON AND MARGARET THOMPSON, FORMERLY KNOWN AS MARGARET ELEANOR FIKE, of record in Instrument No. 20210301-0025168, dated December 11, 2020, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 103-10-0-118.00.

Matters shown on the Plan of record in Plat Book 1835, page 114, said Register's Office.

This is improved property located at 5605 Vine Ridge Drive Nashville TN 37205

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GVRE21-5605

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 2nd day of August, 2021.

Tyler J. Thompson

Margaret Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tyler J. Thompson and Margaret Thompson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 2021.

Notary Public

My Commission Expires: _____

TENNESSEE NOTARY PUBLIC OF STATE
KATE ROSENTHAL
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022