THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 467,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 2021. Notary Public MY COMMISSION EXPIRES: 5/14/25 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 703277 DEEDWARR
08/24/2021 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,727.90
20210824-0114095

AVERY COSTELLO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsay McClain Opiyo	New Owner	MAP 155-10-0A-
404 Hiawatha Court		PARCEL 021.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William J. Thomson, Trustee of The William J. Thomson Revocable Living Trust under Agreement dated February 15, 2019, and Pauline I. Thomson, Trustee of The Pauline I. Thomson Revocable Living Trust under Agreement dated February 15, 2019,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lindsay McClain Opiyo, married,**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Final Plat of McCrory Trace Estates of record in Plat Book 6900, Page 720 through 723, as amended in Book 8617, Page 877, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William J. Thomson, Trustee of the William J. Thomson Revocable Living Trust Agreement dated February 15, 2019, and Pauline I. Thomson, Trustee of the Pauline I. Thomson Revocable Living Trust Agreement dated February 15, 2019, as Tenants in common, each fifty percent (50%) by Quitclaim deed from William J. Thomson of record in Instrument No. 20190225-0016509 Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on February 25, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 6900, Page (s) 720 through 723, inclusive; (3) Covenants, Conditions and Restrictions of record in Book 7241, Page 597 and Book 7576, Page 846; (4) By-Laws of McCrory Trace Homeowner's Association, Inc. of record in Book 7576, Page 831; (5) Charter of McCrory Trace Homeowner's Association, Inc. of record in Book 7576, Page 821; (6) Conveyance of Open Space to Homeowner's Association of record in Book 7820, Page 342, re-recorded in Book 8013, Page 698; (7) Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20021104-0134797; (8) Subject to rights of others in and to the common areas and/or elements; (9) All visible easements; (10) All applicable governmental and zoning regulations.

This is IMPROVED property known as **404 Hiawatha Court, 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 this the 19th day of August, 2021.

The William J. Thomson Revocable Living Trust under Agreement dated February 15, 2019

BY: William J Thomson, Trustee
William J. Thomson, Trustee

The Pauline I. Thomson Revocable Living Trust under Agreement dated February 15, 2019

BY: Pauline I Thomson Trustee
Pauline I. Thomson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William J. Thomson** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of **The William J. Thomson Revocable Living Trust under Agreement dated February 15, 2019,** the within named bargainor, and Trust, and that he as such Trustee, being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **William J. Thomson** as such **Trustee.**

Witness my hand and official seal this the 19th day of August, 2021.

My Commission expires 1-8-24

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

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Pauline I. Thomson** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of **The Pauline I. Thomson Revocable Living Trust under Agreement dated February 15, 2019,** the within named bargainor, and Trust, and that she as such Trustee, being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Pauline I. Thomson** as such **Trustee.**

Witness my hand and official seal this the 19th day of August, 2021.

My Commission expires 1-8-24

Notary Public

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

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-19-2021.

Affiant
Date: August 23, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23 day of August 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY