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

Karen Johnson Davidson County
Batch# 703714 DEEDWARR
08/24/2021 11:43:52 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20210824-0114269

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2021.

WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 8-8-24

(AFFIX SEAL)

17-NSH21-02536

Address of New Owner:	Send Tax Bills to:	Tax Information:
Donald Francis Thompson and Alicia Deran Thompson 4402 Nevada Avenue Nashville, TN 37209	Donald Francis Thompson and Alicia Deran Thompson 4402 Nevada Avenue Nashville, TN 37209	142-05-0C-052.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wilma Glynn Loggins Street, Executrix of The Estate of Joanne Loggins, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Donald Francis Thompson and Alicia Deran Thompson, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. R-401, together with the Carport designated No. R-401-C, River Plantation, Section Four, Condominium, a Horizontal Property Regime, Davidson County, Tennessee, as shown on the plat recorded in Book 4860, Pages 17-19, amended in Book 4860, Pages 107-109, Register's Office for Davidson county, Tennessee, and described in a Master Deed recorded in Book 4892, Page 440, amended in Book 4956, Page 756, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Joanne Loggins by Warranty deed from Jerry Strickland, married of record in Book 10977, page 938, Register's Office for Davidson County, Tennessee, dated June 12, 1998 and recorded on June 16, 1998. (Value or consideration shown in aforementioned deed $138,000.00.) Being also known as 1005 Todd Preis Drive Nashville, Tennessee 37221.

Joanne Loggins died January 25, 2021, her estate being administered through Davidson County Probate Court, Docket No. 21P676. Order to Sell Personal and Real Property filed June 22, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1005 Todd Preis Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 20th day of August, 2021

The Estate of Joanne Loggins

BY: Wilma Glynn Loggins Street
Wilma Glynn Loggins Street
Executrix

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Wilma Glynn Loggins Street, Executrix of the Estate of Joanne Loggins, 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 in the capacity and for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, this 20th day of August, 2021.

Deanna F Wood
Notary Public

My commission expires: 2-7-22

