This Instrument Prepared By:
H. Brent Patrick, Esq.
Integrity Title, LLC
216 East College Street
STE D1
Dickson, TN 37055

Karen Johnson Davidson County
Batch# 704841 DEEDWARR
08/26/2021 09:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20210826-0115211

Name and Address of New Owner:
Tangela Russell-Thompson
3228 Mexico Drive
Nashille, Tennessee 37218

Send Tax Bills To:
Tangela Russell-Thompson
3228 Mexico Drive
Nashille, Tennessee 37218

Map & Parcel No: 080-08-0-263

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Edwin Roy Thompson and Judie Thompson, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dean Norton Thompson and Tangela Russell-Thompson, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Bordeaux Hills, Section 4, of record in Book 3600, page 49, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Edwin Roy Thompson, unmarried, by Warranty Deed from Damian Mingle dated June 29, 2007 of record as Instrument No. 20070703-0079501 in the Register's Office for Davidson County, Tennessee.

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

1. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and

2. Matters shown on plan of record in Book 3600, page 49, in the Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 3765, page 141, in said Register's Office.

For informational purposes only: Property known as 3228 Mexico Drive, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of August, 2021.

_____ (SEAL)
Edwin Roy Thompson

_____ (SEAL)
Judie Thompson

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 25th day of August, 2021, before me personally appeared Edwin Roy Thompson and Judie Thompson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of August, 2021.

_____
Notary Signature
My commission expires: 01/25/2025

WHITNEY HILDE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Edwin Roy Thompson

Judie Thompson

STATE OF TENNESSEE
COUNTY OF DICKSON

WHITNEY HILDE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

Sworn to and subscribed before me this 25th day of August, 2021.

Notary Signature
My commission expires: 01/25/2025

I, Kristen Patrick do herby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that is this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/24/2021 (date of document).

Affiant Signature

8/24/2021

Date

State of TN

County of Dickson

WHITNEY HILDE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

Sworn to and subscribed before me this 24 day of August 2021. Whitney Hilde Notary's Signature

MY COMMISION EXPIRES: 6/25/2025

Notary's Seal (if on paper)