THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 708043 DEEDWARR
08/31/2021 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,579.90
20210831-0117539

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Byron Williamson 4403 Old Knoxville Hwy. Rockford, TN 37853	SAME AS NEW OWNER	059-00-0-129

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jackie Thomas and wife, Donna Elaine Thomas and Warren Redrick Thomas, Joint tenants with express right of survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Byron Williamson**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 4 and 5 on the Map of the Joseph Vester Plan, of record in Plan Book 2, page 98, or the Chancery Court at Nashville, and described partly according to a copy of a survey made by Watkins & Murray, Engineers October 25, 1947, as follows:

Beginning at an iron pin in the center of Whites Creek Pike, at the southwest corner of the tract herein described; thence with the carter line of said Pike, north 24 degrees 07' west 217.5 feet and north 19 degrees 31' west 75.6 feet to the southwest corner of the property conveyed to J.G. Haynes and wife, by deed of record in Book 2094, page 557, Register's Office for said County; thence along Haynes' south line, leaving the Pike, easterly 520 feet to a point in an old graveyard, Haynes' southeast corner; thence south 17 degrees 30' east 344.5 feet to an iron pin; thence south 69 degrees 20' west 481 feet to the beginning, containing 3-3/4 acres, more or less.

Being the same property conveyed to Jackie Thomas and wife, Donna Elaine Thomas and Warren Redrick Thomas, Joint tenants with express right of survivorship, by Quitclaim Deed from Philip W. Duer, as Trustee, of record on December 2, 2009, at Instrument No. 20091202-0110383, Davidson County Register of Deeds.

This is property commonly known as 2721 Whites Creek Pike Nashville, TN 37207.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 24th **day of August, 2021**:

Jackie Thomas

Donna Elaine Thomas

Warren Redrick Thomas

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jackie Thomas and Donna E. Thomas and Warren Redrick Thomas ,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of August, 2021.

Notary Public

My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$427,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 25th DAY OF August, 2021.

Notary Public

My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity
for Electronically Filed Document

I, Amanda Minor, do hereby 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 24, 2021 (date of document).

Date: August 26, 2021

Amanda Minor
Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 26th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON