WARRANTY DEED

Karen Johnson Davidson County
Batch# 725207 DEEDWARR
09/28/2021 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210928-0130089

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9.2.2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sergio Ramirez Rodriguez	**New Owner**	
(NAME)	(NAME)	
4309 & 4311 Andrew Jackson Parkway		07511014100
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Robert Thompson, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Sergio Ramirez Rodriguez and Margarita M. Gonzales, husband and wife**, hereinafter called the GRANTEE(S), their 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. 63, on the Plan of Revision of Lots 5, 9, 19, 22, 26, 28, 36, 44, 47, 63, 66, 70, 78 & 102, Rachel's Square, Section One and Two, of record in Plat Book 6250, Page 543, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brenda J. Thompson, married by Quitclaim Deed from Melanie A. Thompson, unmarried, dated 01/26/2012 and recorded 01/30/2012, of record in Instrument 201201300008070, Register's Office for Davidson County, Tennessee.

The said Brenda J. Thompson died on 11/05/2020, leaving the said Robert Thompson the sole surviving tenant by the entirety.

All matters shown on the plat of record in Plat Book 6250, Page 543, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 6455, Page 135, Book 6519, Page 512, Book 6619, Page 777, amended in Book 8030, Page 757, Register's Office for Davidson County, Tennessee. Charter of Rachels Square Homeowners Association, of record in Book 6683, Page 576, Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4309 & 4311 Andrew Jackson Parkway, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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.

Effective the 23rd day of September, 2021.

Robert Thompson

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Thompson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of September, 2021.

Notary Public:
My Commission Expires: 3-8-25

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Steven D. Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 9-23-2021 (date of document).

Affiant Signature

9/23/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 23rd day of September, 2021.

Notary Signature

My Commission Expires: 9.2.2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON