Karen Johnson Davidson County
Batch# 727985 DEEDWARR
09/30/2021 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $685.60
20210930-0131659



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $185,297.00.

Affiant

Subscribed and sworn to before me, this 27th day of September, 2021.

Notary Public

My commission expires: May 9, 2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Malcom Thompson	New Owner	**075-11-0-211.00**
695 Mercer Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

JoAnne C. Felix and husband Miguel Felix

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Malcom Thompson, single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 76B on the Plan of Zone Lot Division of Lot Nos. 1, 2, 3 and 74 - 82, Meadows of Tulip Grove, Section One of record in Plat Book 5200, Page 612, and amended in Book 6250, page 304, 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 Timothy Kendrick and wife, Anne Kendrick by Warranty deed from Mark A. Miller and wife, Kimberly A. Miller of record in Book 8536, page 654, Register's Office for Davidson County, Tennessee, dated January 24, 1992 and recorded on January 28, 1992. Final Decree of Divorce between Anne Campbell (Andrews) Kendrick, recorded on July 01, 1996 in Book 10104, Page 287.

Being the same property conveyed to JoAnne C. Felix and husband Miguel Felix by Warranty deed from Anne Campbell (Andrews) Kendrick of record in Instrument No. 20060731-0092281 Register's Office for Davidson County, Tennessee, dated July 28, 2006 and recorded on July 31, 2006.

This is improved property known as **695 Mercer Drive, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of September, 2021.

JoAnne C. Felix

Miguel Felix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JoAnne C. Felix and Miguel Felix, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27th day of September, 2021.

Notary Public
My Commission Expires: 4-17-23

SolomonParks File No. 21-000407-526

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

Certificate of Authenticity

I, Tonya Loftin, 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 **September 27, 2021**.

Date

Tonya Loftin
Affiant Signature

September 29, 2021
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 29th day of September, 20 21.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)