Karen Johnson Davidson County
Batch# 758674 DEEDWARR
11/22/2021 08:42:30 AM 4 pgs
Fees: $23.00 Taxes: $1,835.20
20211122-0154482

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

PAUL A. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $496,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of November, 2021.

Notary Public

My Commission Expires: 1/3/22

Address New Owner As Follows:
Phillip M. Thompson, Trustee of the
1802 Fatherland Street Trust,
U/A/D April 26, 2021
P. O. Box 60844
Nashville, TN 37206

Send Tax Bills To:
NEW OWNER

Map-Parcel Number:
083-14-0-207.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, NINA T. NEAL, A MARRIED WOMAN hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PHILLIP M.

THOMPSON, TRUSTEE OF THE 1802 FATHERLAND STREET TRUST, U/A/D APRIL 26, 2021, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land being located in Davidson County, Tennessee, being Lot No. 17 on the Plan of the unrecorded portion of the Priest Home Place not of record, described as follows:

Said Lot No. 17 fronts 50.0 feet on the southerly side of Fatherland Street and runs back between parallel lines, parallel with a lie 50.0 feet East of the easterly margin of South 18th Street, 150.0 feet to an alley.

Being the same property conveyed to JAMES THOMAS MYRICK AND WIFE, NINA MYRICK, by deed from KENNETH G. MITCHELL AND JAMES C. OLIVER, BOTH UNMARRIED, of record in Book 7550, page 852, dated March 20, 1988, said Register's Office. Being further conveyed to NINA NEAL MYRICK, by quitclaim deed from JAMES THOMAS MYRICK, of record in Book 9260, page 490, dated February 18, 1994, said Register's Office. Being further conveyed to JOHN P. BANKSTON AND NINA T. NEAL, HUSBAND AND WIFE, by quitclaim deed from NINA T. NEAL FORMERLY KNOWN AS NINA NEAL MYRICK, A MARRIED WOMAN, of record in Instrument No. 20190501-0040106, dated April 16, 2019, said Register's Office. Being further conveyed to NINA T. NEAL (BANKSTON), A MARRIED WOMAN, by quitclaim deed from JOHN PATRICK BANKSTON, A MARRIED MAN, of record in Instrument No. 20190729-0074566, dated July 24, 2019, said Register's Office.

This is not now nor has it ever been the primary residence of the Grantor or Grantor's spouse.

This conveyance is made subject to:

1. Taxes for the year 2022 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

This is improved property known as: 1802 Fatherland Street, Nashville, TN, 37206

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, his successors and assigns, forever; and Grantor covenants with the said Grantee that she 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 herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of November, 2021.

NINA T. NEAL

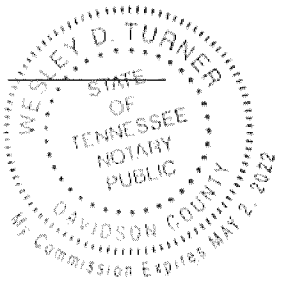
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NINA T. NEAL, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of November, 2021.

Notary Public

My Commission Expires:



Tennessee Certification of Electronic Document

I, Paul Soper, 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 11/15/21 (date of document).

Affiant Signature

11/16/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

