Karen Johnson Davidson County
Batch# 762363 DEEDWARR
11/29/2021 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20211129-0157269

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Dale Gerard Thompson
2811 West Kirkwood Avenue
Nashville, TN 37204
SEND TAX BILLS TO:
FirstBank
722 Columbia Avenue
Franklin, TN 37064

WARRANTY DEED

(Map 118-02-0; Parcel 271.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **MARCUS E. HATCHER, an unmarried man**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **DALE GERARD THOMPSON, a married man,** hereinafter referred to as "Grantee", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, State of Tennessee, being all of Lot No. 1, on the Plan of Mason Manor, as of record in Plat Book 3842, Page 57, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to John E. Carothers and wife, Gladys O. Carothers, by Warranty Deed dated April 7, 1967 from Roy W. Autenrieth and wife, Elizabeth W. Autenrieth; and Oscar H. Mason and wife, Dorothy B. Mason, recorded April 10, 1967, in Book 4119, Page 235, in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated March 13, 2013, John E. Carothers and wife, Gladys O. Carothers, conveyed all of their right, title, and interest in the subject property to Marcus E. Hatcher, being recorded March 14, 2013, in Instrument No. 20130314-0025447, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 2811 West Kirkwood Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same

is unencumbered except as noted herein, and for the 2021 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 2nd day of September, 2021.

Marcus E Hatcher

Marcus E. Hatcher

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marcus E. Hatcher, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of September, 2021.

Notary Public

My Commission Expires: 8-19-23

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 2nd day of September, 2021.

Notary Public

My commission Expires: 05/08/2023

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. GTS1-2021-564

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9/2/21 (date of document).

Connie Taylor
Affiant Signature

9/3/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of Sept, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021