Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-21-5025-18J

Warranty Deed

Karen Johnson Davidson County Batch# 790443 DEEDWARR 01/14/2022 10:52:06 AM 2 pgs Fees: $13.00 Taxes: $1,026.75 20220114-0005862	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $277,500.00. Affiant Subscribed and sworn to before me, this the 12th day of January, 2022. Notary Public My commission expires: 3/3/25

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sam J. Hall, III and Ruby S. Hall	Ascend Federal Credit Union	131 01 0D155.00
104 Safley Drive	P.O. Box 1210	
Tullahoma, TN 37388	Tullahoma, TN 37388	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CYNTHIA THOMPSON, A MARRIED WOMAN* AND CHANDLER B. THOMPSON, AN UNMARRIED WOMAN (ERRONEOUSLY REFERRED TO AS HUSBAND AND WIFE IN THE PRIOR DEED)**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAM J. HALL, III AND RUBY S. HALL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 Unit No. 155 and No, 18J, on the Plan of Georgetown Apartments, of record in Plat Book 5200, page 4, Register's Office for said County, to which plan reference is hereby made for more complete description of the property, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5211, page 325, amended in Book 5616, page 133 and Book 6079, page 516 in the said Register's Office.

Being the same property conveyed to Chandler B. Thompson and Cynthia Thompson, husband and wife by Warranty deed from Paul M. Thompson and wife, Cynthia C. Thompson of record in Instrument No. 20171108-0115141 Register's Office for Davidson County, Tennessee, dated November 04, 2017 and recorded on November 08, 2017.

Cynthia Thompson is the mother of Chandler B. Thompson and both women were erroneously vested as husband and wife in the prior deed.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5025 Hillsboro Pike Unit 18J, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of January, 2022.

Cynthia Thompson by Chandler B Thompson her Attorney In-Fact

Cynthia Thompson
by Chandler B. Thompson, her Attorney-In-Fact,

This instrument is executed on behalf of Cynthia Thompson by Chandler B. Thompson pursuant to a Power of Attorney executed by Cynthia Thompson on January 7, 2022, of record in Instrument No. 20220114-0005861, Register's Office for Davidson County, Tennessee.

Chandler B Thompson

Chandler B. Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chandler B. Thompson, individually and as Attorney-In-Fact for Cynthia Thompson, and with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of January, 2022.

Notary Public

My Commission Expires: 3-3-25

