Karen Johnson Davidson County
Batch# 801667 DEEDWARR
02/08/2022 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $812.15
20220208-0014341

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,500.00

Nicole Dahlenburg

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2022.

Robin Zaleski

Notary Public

MY COMMISSION EXPIRES: 09/21/2024

(AFFIX SEAL)

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH22-03542

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tory Dahlenburg 230 Gossett Dr. Smyrna, TN 37167	Same As New Owner	162-01-0E-025.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cynthia Ann Thompson, unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tory Dahlenburg and Nicole Dahlenburg, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain Planned Unit Development in Davidson County, Tennessee, being Lot No. 25 on the Plan of Park Court of record in Book 6900, Page 967, 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 Cynthia A. Thompson and Erica N. Thompson, both unmarried, as joint tenants with Rights of Survivorship by Warranty Deed from E. Michelle A. Willis and husband, Lanny J. Willis of record in Instrument No. 20030723-0102790 Register's Office for Davidson County, Tennessee, dated July 18, 2003 and recorded on July 23, 2003. The said Erica N. Thompson, also known as Erica Nicole Hudson, having since died on February 13, 2021. (Value of consideration shown in aforementioned deed $100,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **512 Park Court, Nashville, TN 37211**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

WITNESS my hand this 27th day of January, 2022

Cynthia Ann Thompson by Andrea E. Thompson, Attorney in Fact
Cynthia Ann Thompson
By: Andrea E. Thompson, Attorney-in-Fact

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 Andrea E. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Cynthia Ann Thompson and that she is authorized by Cynthia Ann Thompson to execute this instrument on her behalf.

Witness my hand and seal at Smyrna, Tennessee, this 27th day of January, 2022.

Robin Zaleski
Notary Public

My commission expires:September 21, 2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Robin Zaleski *(custodian's name)*, 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 1-27-22 *(date of document)*.

Robin Zaleski 1-28-22

Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 28th day of January, 2022.

Shelly M Walling

Notary Public

MY COMMISSION EXPIRES: _____

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022