Karen Johnson Davidson County
Batch# 801813 DEEDWARR
02/08/2022 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20220208-0014519

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF Jan., 20 22

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Hood Thompson	New Owner	136150B00100CO
(NAME) 780 Evening Ave.	(NAME) 780 Evening Ave	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Anita L. Warner, married**, HEREINAFTER CALLED THE GRANTOR(S),/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Stephanie Hood Thompson, married woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 1 as shown on the Plan of Smith Springs Townhomes, Phase 1, Revision 2, a Horizontal Property Regime (Private Element) of record as Instrument No. 20010629-0068936 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Anita L. Warner, by virtue of that certain Warranty Deed dated January 27, 2006, and being of record at Instrument No. 20060214-0017680 in the Register's Office of Davidson County, Tennessee.

***Charles Warner is joining in to convey any marital interests he may have in the property.**

This conveyance is subject to all easements, restrictive covenants and conditions including Declaration of Restrictions, Protective Covenants and Easements recorded at Instrument No. Book 11666, Page 151 and Instrument No. 20110816-0063130, in the Register's Office for Davidson County, Tennessee; By-Laws of record in Book 11666, Page 191; Easements of record at Instrument No. 20171127-0120856; Charter recorded at Book 11666, Page 149; Agreement of record in Book 11540, Page 482, in the said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 3401 Anderson Rd. Unit 1 Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 14 day of January, 2022.

Anita L. Warner

Charles Warner

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Anita L. Warner and Charles Warner**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14 day of January, 2022.

Notary Public

My Commission Expires: 9/2/2024

SHANTRELLE E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Masar, 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 1/24/22.

Affiant Signature

1/24/22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 26 day of January, 2022.

Notary's Signature (Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25