BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 813854 DEEDWARR
03/02/2022 12:17:04 PM 2 pgs
Fees: $13.00 Taxes: $2,599.25

20220302-0023692

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $702,500.00.

Jenna L Palk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2022.

Kathy Sin
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-22-012

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jeff M. Palk and Jenna L. Palk	NEW OWNER	141-12-0E-002.00 CO
(NAME)	(NAME)	
211 Riverbend Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Two Thousand Five Hundred And No/100 Dollars ($702,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JESSE THOMPSON AND MARIA THOMPSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFF M. PALK AND JENNA L. PALK, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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 Lot(s) 27, as shown on the map entitled Harpeth Crest Sibdivision, Phase I, of record as Instrument No. 20011207-0135038, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JESSE THOMPSON AND MARIA THOMPSON, HUSBAND AND WIFE, by deed from ABAYOMI AJAO AND WIFE, ADEBOLA AJAO, of record as Instrument No. 20180820-0082188, dated August 15, 2018, and by Quitclaim Deed of record as Instrument No. 20220302-0023691, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 211 Riverbend Lane, Nashville, TN 37221
(House No.) (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.

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

Witness our hands this 22nd day of February, 2022.

Jesse Thompson

Maria Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thomas Vorholt II, a Notary Public for the aforementioned county and State, do hereby certify that Jesse Thompson and Maria Thompson personally appeared before me this day and acknowledged the due execution of the foregoing instrument as their free act and deed.

Witness my hand and official seal, this the 22 of February, 2022.

Notary Public
My Commission Expires: 7-9-24

(SEAL)

