THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 22013030** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me, this 25th day of February, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 813886 **DEEDWARR**
03/02/2022 12:54:26 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20220302-0023741

WARRANTY DEED

Address New Owner: Overton Thompson, IV and Virginia B. Thompson 4501 Utah Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-04-0-165.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robin Jones Thompson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Overton Thompson, IV and Virginia Boswell Thompson, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 55 feet of Lots 4, 5 and 6, as shown on the map entitled Resubdivision of the Northerly one-half of Block 12, Sylvan Park Plan, of record in Plat Book 332, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lots 4,5 and 6 fronts 55 feet on the southerly side of Utah Avenue and runs back between parallel lines with the westerly margin of 45th Avenue North, 160 feet to an alley

Being the same property conveyed to LORRAINE D. JONES, by deed from ROBERT CHAFFIN JR. and CAMILLE CHAFFIN, HUSBAND AND WIFE, of record in Instrument No. 20200527-0054630 , dated May 22, 2020 , said Register's Office.

LORRAINE D. JONES died on or about December 19, 2021. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. 22P69, devised the subject property to her daughter, ROBIN JONES THOMPSON.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 103-04-0-165.00.

Matters shown on the Plan of record in Plat Book 332, page 61, said Register's Office.

This is improved property located at 4501 Utah Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of February, 2022.

Robin Jones Thompson

Robin Jones Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robin Jones Thompson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of February, 2022.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022