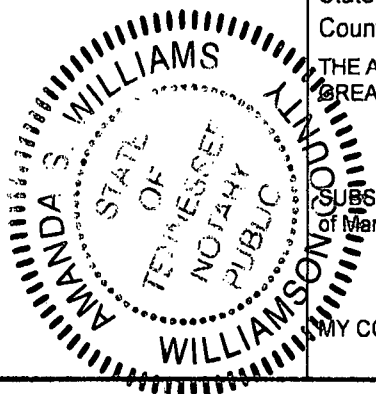
(1)

WARRANTY DEED

Karen Johnson
Batch# 823381
03/16/2022 01:13:19 PM
Fees: $13.00 Taxes: $4,440.00

Davidson County
DEEDWARR
2 pgs

20220316-0030793



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2022

Notary Public

MY COMMISSION EXPIRES: 11.20.2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nov. 17 Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Kevin Maddox	First Bank	131-03-1-M-001.00 CO
(NAME)	(NAME)	
4672 Old Scottsville Rd	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Alvaton, ~~TN~~ KY 42122	Franklin, TN 37064	
(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, , **Michael Tompkins and Kayla Tompkins, Husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Kevin Maddox and Stacey Ann Maddox, 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 Unit A of Glendale Commons III, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Glendale Commons III, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140402-0027134, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulation imposed upon and relating to the units, property, co-owners and tenants of Glendale Commons III, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140402-0027134, and Bylaws appended thereto as Exhibit "C", said Register's Office, as incorporated here by reference and made a part here of the same as thought copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Michael Tompkins and Kayla Tompkins, husband and wife, by Warranty Deed from James Kyle England and Elissa England, husband and wife, dated November 22, 2019, of record in Instrument No. 20191127-0122691, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4108A Lone Oak Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Land in Davidson County, Tennessee, being Unit A of Glendale Commons III, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Glendale Commons III, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140402-0027134, Register's Office for Davidson County, Tennessee, to

which reference is hereby made. The easements, restrictive covenants, conditions and regulation imposed upon and relating to the units, property, co-owners and tenants of Glendale Commons III, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140402-0027134, and Bylaws appended thereto as Exhibit "C", said Register's Office, as incorporated here by reference and made a part here of the same as thought copied herein for a more complete identification and description of said Unit.

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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 this 4th day of March, 2022.

Michael Tompkins

Kayla Tompkins

State of Ohio
County of Franklin

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Michael Tompkins and Kayla Tompkins, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Westerville (City), OH (State), this 4th day of March, 2022.

Notary Public
My Commission Expires: 3/29/2026

DUDLEY ROSS IRVIN
Notary Public, State of Ohio
My Commission Expires 03-29-26

File No.: 35841