Karen Johnson Davidson County
Batch# 832061 DEEDWARR
03/31/2022 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20220331-0037173

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $640,000.00

Ruby Mai Bartlett
Affiant

Subscribed and sworn to before me this 24th day of March, 2022.

Notary Public
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Carla J.. Thompson and Chloe Thompson 570 Hicks Road Nashville, TN 37221	Same	128-00-0-135

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Ruby Mai Bartlett, an unmarried woman** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Carla J. Thompson, a married woman and Chloe Thompson, an unmarried woman, as joint tenants with right of survivorship** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at an iron pin on the North margin of Hick Road, then with Goode and the South line of Book 4128, Page 68 (also with the South line of Harpeth Park Subdivision) with a fence, North 31 deg. 04 min. 05 sec. East 243.82 feet to a post, North 29 deg. 30 min. 58 sec. East, 131.56 feet to a point, North 39 deg. 34 min. 27 sec. East, 116.21 feet to a point; North 39 deg. 15min. 01 sec. East, 61.27 feet to dogwood, North 47 deg. 05 min. 20 sec. East, 74.95 feet to a point, North 37 deg. 39 min. 19 sec. East, 124.23 feet to a point, North 39 deg. 21 min. 23 sec. East 169.38 feet to an iron pin, South 49 deg. 00 min. 00 sec. East, leaving fence and with Nettie Newson, 316.70 feet to an iron pin, South 36 deg. 59 min. 49 sec. West 376.02 feet to an iron pin, North 58 deg. 06 min. 19 sec. West, 154.53 feet to an iron pin South 37 deg. 00 min. 00 sec. West 521.74 feet to an iron pin on the North margin of Hicks Road, then with said margin with a curve to the left, delta of 58 deg. 00 min. 00 sec. radius of 685.28 feet, a distance of 150.00 feet to the beginning; containing 5.00 acres more or less, and being part of Book 5242, Page 323 14th Civil District, Davidson County, Tennessee.

Being the same conveyed to George F. Bartlett and wife, Ruby Mai Bartlett by Clerk and Master's Deed from Christina Norris, Clerk and Master of record in Book 6064 Page 804, Register's Office for Davidson County, Tennessee, and dated April 26, 1983. George F. Bartlett died on May 20, 2021, leaving Ruby Mai Bartlett as sole tenant by the entirety.

This conveyance is made subject to the following:

1. Subject to the Covenant, Condition, or Restriction, recorded in Book 8028, Page 271 in the official records of the Davidson County Register of Deeds.

2. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 570 Hicks Road, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 24th day of March, 2022.

Ruby Mai Bartlett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of March, 2022, before me personally appeared Ruby Mai Bartlett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of March, 2022.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Amy Cross Clark, 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 this 24th day of March, 2022

Dated 3/24/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Clark who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 24th day of March, 2022

My commission expires: 11-16-25

Notary Public

JENNIFER BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY