RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QMT-6418-2022

Karen Johnson Davidson County
Batch# 846061 DEEDWARR
04/27/2022 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220427-0048259

**WARRANTY DEED**

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Katherine Warren
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of April 2022

Shannon ONeill
NOTARY PUBLIC

My commission expires: 4/10/24

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carter Brennan Thompson<br>Travis BrennanThompson<br>5328 Village Way<br>Nashville, TN 37211 | Same address as new owner<br>145 Kathryn Adele Ln<br>Mt. Juliet TN 37122 | 161-10-0A-043-00 |

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($450,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DAVID LARKIN BRILEY, JR. AND VIRGINIA E. BRILEY, AKA VIRGINIA EZELL**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CARTER BRENNAN THOMPSON, UNMARRIED AND TRAVIS BRENNAN THOMPSON, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62, as shown on the map entitled Villages of Brentwood Phase One, of record in Plat Book 5200, page 613, 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 Jeffrey David David Larkin Briley, Jr., and Virginia E. Briley, husband and wife, from David Larking Briley, Jr., married, by Quitclaim Deed dated 10/03/2020 and recorded 10/15/2020 in Instrument No. 20201015-0119840, Register's Office of said County. Then further corrected the grantee's name from Jeffrey David David Larkin Briley, Jr., and Virginia E. Briley, husband and wife to David Larkin Briley, Jr. and Virginia E. Briley, husband and wife, by Affidavit of record in Instrument No. 20201027-0124316, Register's Office of said County.

Being the same property conveyed to David Larkin Briley, Jr., an unmarried man from Kristen King and Aaron King, wife and husband, by Warranty Deed dated 03/06/2015 and recorded 03/18/2015 in Instrument No. 20150318-0023113, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 5328 Village Way, Nashville, TN 37211

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 29th day of March, 2022

GRANTOR(S)

David Larkin Briley, Jr.

Virginia E. Briley, aka Virginia Ezell

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, David Larkin Briley, Jr. and Virginia E. Briley, aka Virginia Ezell,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29 day of March, 2022.

Notary Public

Printed Notary Name

My commission expires: 11/6/24

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 3/29/22 (date of document).

Jennifer L. Pennell

4/12/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of April, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026