Name and Address of New Owner:
Cecil Thomas
3309 Panorama Drive
Nashville, TN 37218

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 846398 DEEDWARR
04/27/2022 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220427-0048704

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 08007004500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Andrew Tichenor, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cecil Thomas, single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 482 on the Plan of Bordeaux Hills, Section 6, of record in Book 3842, page 10, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Andrew Tichenor by Warranty Deed from Music City Holdings, LLC, A Texas Limited Liability Company, dated September 20, 2021, of record in Instrument No. 20210928-0130143, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3309 Panorama Drive, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of April, 2022.

_____(SEAL)
Andrew Tichenor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of April, 2022, before me personally appeared Andrew Tichenor, 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 18th day of April, 2022.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$410,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ RUTHERFORD

Sworn to and subscribed before me this 18th day of April, 2022.

_____
Notary Signature
My commission expires:

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/16/2023
RUTHERFORD COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 **April 18, 2022**.

Date

Tonya Loftin
Affiant Signature

April 20, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 20th day of April, 2022.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)