Karen Johnson Davidson County
Batch# 851741 DEEDWARR
05/06/2022 12:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220506-0052551

THIS INSTRUMENT PREPARED BY:
Mortgage Connect, LP.
600 Clubhouse Dr
Moon Township, PA 15108

MAIL TAX STATEMENTS TO: nashville/mat
Mary A. Thompson
1325 GOODMORNING DRIVE, ~~MONROE~~ TN, 37207

Warranty Deed

TRANSFER BETWEEN SPOUSES OR FAMILY MEMBERS - EXEMPTION CODE 66-5-209(5)

THIS INDENTURE, Made this 01 day of May, 20 21 by and between **Mary A. Thompson, a single woman** of the County of **DAVIDSON**, State of Tennessee, party/parties of the first part, **Mary A. Thompson as single and Anthony V. Maddox as single, AS JOINT TENANTS** of the County of **DAVIDSON**, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is **1325 GOODMORNING DRIVE, ~~MONROE~~ TN, 37207**). nashville/mat

WITNESSETH: That for and in consideration of Zero and No/100 Dollars ($ 0.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of **DAVIDSON,** State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

Property Address: **1325 GOODMORNING DRIVE, ~~MONROE~~ TN, 37207** nashville

BEING the same premises transferred in a deed dated **10/03/2013** and recorded **10/9/2013** in the **DAVIDSON** County Recorder's Office in Instrument Number **20131009-0105980**, granted and conveyed to **Mary A. Thompson, a single woman**, the Grantors herein.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, Grantor has executed this deed this 01 day of May, 2021.

Mary A Thompson

Mary A. Thompson

State of Alabama

(SS)

County of Jefferson

On this 1 day of May 2021 in the year ___, before me, the undersigned notary public, personally appeared Mary A. Thompson, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

ALABAMA * YVETTE M. CARLEY * NOTARY PUBLIC STATE AT LARGE

Notary Public
Commission expires 10/29/22

OATH OF VALUE

I hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $ 0.00.

Affiant

Subscribed and sworn to before me this 25th day of April, 2022.

Notary Public
My Commission Expires: 3-9-2025

Commonwealth Of Pennsylvania - Notary Seal
Suzanne G Rafla, Notary Public
Allegheny County
My Commission Expires March 9, 2025
Commission Number 1394145

File No: **1635108**

TAXPAYER/OWNER: **Mary A. Thompson** Nashville/mat
ADDRESS: **1325 GOODMORNING DRIVE, ~~MONROE~~ TN, 37207**

Exhibit A
Legal Description

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:
Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Final Plat Section One Vantage Pointe (Formerly North Forty) of record in Plat at Instrument No. 20031017-0154221, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for e more complete description of the property.
Being the same property as conveyed from Johnathan G. Cole and Javetta Cole, Husband and Wife to Mary A. Thompson, a single woman as set forth in Deed Instrument #201310090105980, dated 10/3/2013 recorded 10/09/2013, DAVIDSON County, TENNESSEE.
Tax ID: 041-03-0A-006-00

PROPERTY ADDRESS: **1325 GOODMORNING DRIVE, MONROE TN, 37207**
TAX ID: **041-03-0A-006-00**

Tennessee Certification of Electronic Document

I, Courtney Kern, 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 5/1/2021 (date of document).

Courtney Kern
Affiant Signature

4/21/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 21st day of April, 2022.

Kimberly Ann Protch
Notary's Signature

MY COMMISSION EXPIRES: NOV 02 2024

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Kimberly Ann Protch, Notary Public
Allegheny County
My Commission Expires 11/02/2024
Commission Number 1386281