THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 860386 DEEDWARR
05/20/2022 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220520-0059198

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Kenneth C. Thomas and Amber M. Thomas 1144 Blairfield Drive Antioch, TN 37013	Guaranteed Rate, Inc. 3940 N. Ravenswood Chicago, IL 372196	174-11-0A-077.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kenneth P. Thomas and Sheila M. Thomas, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Kenneth C. Thomas and Amber M. Thomas husband and wife,** , hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 173 on the Plan of Cane Ridge Farms, Section One, Phase Three, a Planned Unit Development, of record under Instrument No. 20010606-0059239, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kenneth P. Thomas and Sheila M. Thomas, husband and wife, by Warranty Deed from The Jones Company Custom Homes of Tennessee, Inc, a Tennessee Corporation of record in Instrument number 20011217-0139301, dated December 17, 2001 and recorded on December 17, 2001, Register's Office for said County.

This property is commonly known as 1144 Blairfield Drive, Antioch, TN 37013
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is

unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 16 **day of May, 2022**:

Kenneth P. Thomas

Sheila M. Thomas

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth P. Thomas** and **Sheila M. Thomas,** the bargainors, 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 official seal, this 16 day of May, 2022:

Notary Public

My Commission Expires: _____

W. AARON BORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$360,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 16th DAY OF May, 2022:

Notary Public

My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 5/16/2022 (date of document).

Date: 5/17/2022

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 17th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6-13-22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY