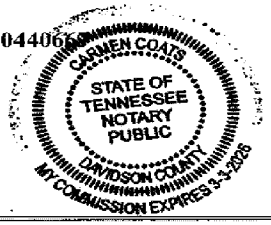
Karen Johnson Davidson County
Batch# 866903 DEEDWARR
06/03/2022 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,690.90
20220603-0064076

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 2204406** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $457,000.00. Affiant Subscribed and sworn to before me, this 25th day of May, 2022. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Kevin Blake Thomas and Hannah Thomas 4115 Addine Street Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 061 16 0 088.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Lang, unmaried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Blake Thomas and Hannah Thomas, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5, on the Plan of Greenland Estates, Block D, as shown by plat of record in Plat Book 974, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Lang, by Warranty Deed from Sydney Parmenter and Kaitlyn Parmenter, a married couple, of record in Instrument No. 20200526-0053875, in the Register's Office of Davidson County, Tennessee, dated May 05, 2020 and recorded on May 26, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Greenland Estates, as recorded in Plat Book 974, Page(s) 13 .

This is improved property located at 4115 Addine Street Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of May, 2022.

David Lang

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Lang, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of May, 2022.

Notary Public
My Commission Expires: _____

NATHAN - POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 05/31/2022 (date of document).

Affiant Signature

05/31/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 31 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITEFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
EXPIRES MAY 5, 2025
NOTARY'S SEAL