THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440684** Karen Johnson Davidson County Batch# 868633 **DEEDWARR** 06/08/2022 10:46:03 AM 2 pgs Fees: $13.00 Taxes: $5,550.00 20220608-0065498	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00. Affiant Subscribed and sworn to before me, this 1st day of June, 2022. Notary Public My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner: Derek A. Farrell and Allison Abide Farrell 636 Royal Oaks Place Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-03-0-073.00

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, **Michael P. Thompson, Jr. and Caroline Hall Thompson, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Derek A. Farrell and Allison Abide Farrell, husband and wife**, ("Grantees"), their successors, 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 the southerly 125 feet of the westerly 150 feet of Lot 152, as shown on the map entitled Royal Oaks Land Co's Subdivision, of record in Plat Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No. 152 fronts 125 feet on the easterly margin of Royal Oaks Place and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to MICHAEL P. THOMPSON, JR. AND CAROLINE HALL THOMPSON, HUSBAND AND WIFE, by deed from CAROLINE R. MOSES SPROUSE, of record in Instrument No. 20160919-0098318 , dated September 13, 2016 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 130-03-0-073.00.

Matters shown on the Plan of record in Plat Book 421, pages 102 and 103, said Register's Office.

This is improved property located at 636 Royal Oaks Place Nashville TN 37205

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 1st day of June, 2022.

Michael P. Thompson, Jr.

Caroline Hall Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael P. Thompson, Jr. and Caroline Hall Thompson, 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 1st day of June, 2022.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022