WARRANTY DEED

Karen Johnson Davidson County
Batch# 873828 DEEDWARR
06/17/2022 02:54:27 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20220617-0069850

BS-BDH-22-1908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
PMC Properties, LLC	**New Owner**	
(NAME)	(NAME)	**053-06-0A-108.00-CO**
2130 Whitney Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS E. THOMPSON, AS TRUSTEE THE THOMAS E. THOMPSON REVOCABLE LIVING TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PMC PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Phase 3, Waterford of record in Plat Book 7900, Page 707, 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 James E. Thompson, unmarried by Warranty deed from Amy Elizabeth Travis, unmarred of record in Book 10211, page 535, Register's Office for Davidson County, Tennessee, dated September 30, 1996 and recorded on October 02, 1996 .

Being the same property conveyed to Thomas E. Thompson, unmarried by Warranty deed from James E. Thompson, unmarried of record in Book 10441, page 220, Register's Office for Davidson County, Tennessee, dated April 29, 1997 and recorded on May 05, 1997.

Being the same property conveyed to Thomas E. Thompson, as Trustee the Thomas E. Thompson Revocable Living Trust by Warranty deed from Thomas E. Thompson of record in Instrument No. 20091216-0114512 Register's Office for Davidson County, Tennessee, dated December 09, 2009 and recorded on December 16, 2009.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 707, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7463, Page 294, as amended in Book 8694, Page 216, Book 8699, Page 462, Book 8711, Page 701, Book 9081, Page 63, Book 9112, Page 962, Book 9309, Page 847 and Book 9530, Page 185, Register's Office for Davidson County, Tennessee
- By-Laws of Waterford Community Association, Inc. of record in Book 8715, Page 583, as amended in Instrument No. 20090309-0020515, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas of record in Book 9393, Page 831, Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 1717, Page 30, Register's Office for Davidson County, Tennessee.
- Easement for Right-of-Way of record in Book 2024, Page 225, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1908 Waterford Dr, Old Hickory, Tennessee 37138**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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 my/our hand(s) this the 13th DAY OF JUNE, 2022.

The Thomas E. Thompson Revocable Living Trust

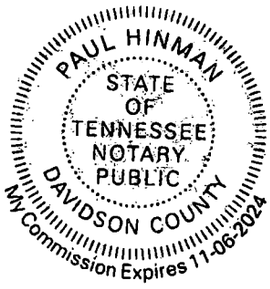
BY:_____
Thomas Thompson
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS THOMPSON, TRUSTEE of THE THOMAS E. THOMPSON REVOCABLE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 13th of June, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212