Karen Johnson Davidson County
Batch# 882596 DEEDWARR
06/30/2022 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,587.30
20220630-0076238

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $429,000

Affiant Signature

Subscribed and sworn to before me on this the 24th day of June 2022.

Notary Public

My Commission expires 7/9/24

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Doug Tharp
407 Rose Hall
Nashville, TN 37212
SEND TAX BILLS TO:
Doug Tharp
407 Rose Hall
Nashville, TN 37212

MAP AND PARCEL NUMBER: Tax ID #: 104060N40700CO

WARRANTY DEED

22NT00907

Effective the 24th Day of June 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

John Kreisler and Sarah Thompson, husband and wife
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Doug Tharp, a married man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 407 on the Plan of Rose Hall Condominium Site Plan, of record in Plat Book 6900 page 379, which amends Lots 37, 38, 39, 40 and 41 of Bransford Realty Company's West End Avenue Place of record in Plat Book 332 page 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property as conveyed to John Kreisler and Sarah Thompson, husband and wife by Warranty Deed from Patricia B. Eastwood and husband Lawrence S. Eastwood, Jr. dated 08/16/2021 recorded 08/17/2021 in Book -, Page -, as Document Number 20210817-0111323, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 407 Rose Hall, Nashville, TN 37212-3250

Subject to the terms & conditions of the master deed recorded in book 7307 page 760, Register's office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 24th day of June, 2022.

John Kreisler

State of Tennessee }
County of Davidson }

MITCHELL THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-9-2024

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **John Kreisler,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 7/9/24

Sarah Thompson

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sarah Thompson,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 7/9/24

MITCHELL THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-9-2024

Tennessee Certification of Electronic Document

I, Beth Turner 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 6/29/2022 (date of document).

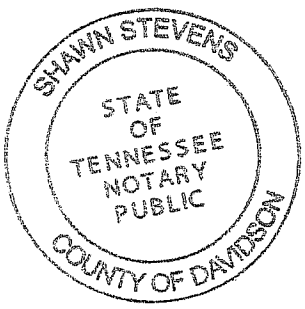
Affiant Signature

6/30/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 of June, 2022.

(SEAL)



Notary's Signature
My Commission Expires: 11-06-24