THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-4820-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 800,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2022. Notary Public MY COMMISSION EXPIRES: 04-28-2025 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 883665 DEEDWARR
07/05/2022 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20220705-0077155

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-28-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ryan Dean White and Julia Anderson	Same As New Owner	
2808A Westwood Avenue		104-14-0O-001.00CO
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert G. Thompson, III and Sarah S. Thompson, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Dean White and Julia Anderson, all as joint tenants**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee being Unit 2808-A, as established in Declaration of Covenants, Conditions and Restrictions for 2808 Westwood Place, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150219-0014571, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert C. Thompson III (corrected to Robert G. Thompson,III by Scrivener's Affidavit) and Sarah S. Thompson, husband and wife by Warranty deed from David Wendorff and Kristen Wendorff, husband and wife of record in Instrument No. 20150820-0084128 Register's Office for Davidson County, Tennessee, dated August 17, 2015 and recorded on August 20, 2015.

Scrivener's Affidavit recorded in Instrument No. 20210210-0018946.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2808A Westwood Avenue, Nashville, TN 37212**

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; and we do covenant with the 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, 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 GRANTEES, 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 our hands this the 27th day of June, 2022.

Robert G. Thompson, III

Sarah S. Thompson

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert G. Thompson, III and Sarah S. Thompson, husband and wife,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27 day of June, 2022.

My Commission expires: 1-8-24

Notary Public

JAMES A. MAECHTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENNESSEE

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **June 27, 2022**.

Affiant Signature

June 27, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

27th day of **June**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON