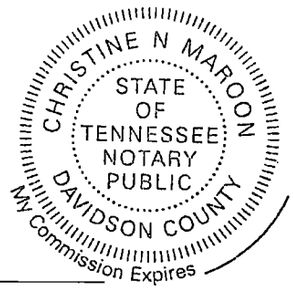
STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,275,000.00.

Amanda Burner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2022.

Notary Public
MY COMMISSION EXPIRES: 10/26/24
File No. G22-16530



Karen Johnson Davidson County
Batch# 886044 DEEDWARR
07/08/2022 11:22:22 AM 2 pgs
Fees: $13.00 Taxes: $4,717.50
20220708-0078873

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rachel Thomasson and Andrew Thomasson (NAME)	(NAME)	064-03-0B-040.00 CO
508 Robards Circle (STREET ADDRESS)	(STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Nicole R. Levoy and John M. Levoy, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel Thomasson and Andrew Thomasson, wife and husband**, 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 in Davidson County, Tennessee, being Lot No. 269 on the Final Plat of Phase Three Sections One and Two, Brandywine Pointe (A Planned Unit Development), as of record in Plat Book 7900, Pages 405 and 406, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to John Matthew Levoy, a married man, by Warranty Deed from Christian J. Weber, Sr. and wife, Julie A. Weber, dated 10/29/2008 and recorded 10/31/2008 in Instrument No. 20081031-0108653, Register's Office for Davidson County, Tennessee.

By Deed dated 6/8/2011 and recorded 6/13/2011 in Instrument No. 20110613-0045204, John M. Levoy conveyed the subject property to his spouse, Nicole R. Levoy.

By Quitclaim Deed dated 9/17/2015 and recorded 9/23/2015 in Instrument No. 20150923-0096688, Nicole R. Levoy conveyed the subject property to Nicole R. Levoy and husband, John M. Levoy.

By Quitclaim Deed dated 2/24/2016 and recorded 4/8/2016 in Instrument No. 20160408-0033806, John M. Levoy conveyed all of his interest in the property to Nicole R. Levoy.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 508 Robards Circle, Old Hickory, TN 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 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. Whenever 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 6th day of July, 2022.

Nicole R. Levoy

John M. Levoy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of July, 2022, before me personally appeared Nicole R. Levoy and John M. Levoy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of July, 2022.

Notary Signature
My commission expires:

D. TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066