Karen Johnson Davidson County
Batch# 891354 DEEDWARR
07/20/2022 08:08:26 AM 2 pgs
Fees: $13.00 Taxes: $1,446.70
20220720-0082912

**Prepared by:**
**Amy Cross Nance**
**Attorney at Law**
**103 Forrest Crossing Blvd Suite 205**
**Franklin, TN 37064**
**615-794-5644**

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**The actual consideration or value, whichever is greater, for this transfer is $391,000.00**

Affiant

**Subscribed and sworn to before me this 15th day of July, 2022.**

Notary Public
**My commission expires:** _____

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Shawn B. Thompson<br>319 Maple St.<br>Madison, TN 37115 | new owner | 043-13-0-104 |

# Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Emily Hoener, an unmarried woman** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Shawn B. Thompson, an unmarried woman,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 17 on Block "C" on The Forest Park Subdivision of record in Plat Book 843 Page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Emily Hoener, an unmarried woman, by deed from Double T. Capital Management, LLC of record in Instrument No. 20170816-0083999, Register's Office for Davidson County, Tennessee, and dated August 11, 2017.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-P-22-319

8. All matters appearing on the plan of Forest Park of record in Plat Book 843 Page 44 Register's Office for Davidson County, Tennessee.

This property is improved property known as 319 Maple Street, Nashville, TN 37115

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 15th day of July, 2022.

Emily Hoener

Emily Hoener

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of July, 2022, before me personally appeared Emily Hoener, 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 15th day of July, 2022.

Notary Signature
My commission expires: 2/12/23

