WARRANTY DEED

Karen Johnson Davidson County
Batch# 893660 DEEDWARR
07/25/2022 03:54:43 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00

20220725-0084978

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00.

Affiant

Subscribed and sworn to me on July 15, 2022.

NOTARY PUBLIC

My Commission Expires: 4-19-2025

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

CORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Jeremy H. Cherry)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35888

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Thompson Equity Partners, LLC, a Tennessee limited liability company 2714 Aspen Drive Nashville, TN 37208	NEW OWNER	081-06-0-086.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Vanessa Y. Hatcher**, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Thompson Equity Partners, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Cumberland Gardens, as of record in Book 2900, page 3 and 4 RODC.

Said Lot No. 42 fronts 52 feet on the Northerly side of Aspen Drive and extends back 141 feet on the Easterly line and 148.1 feet on the Westerly line to a dead line, measuring 63 feet thereon.

Being the same property conveyed to Oscar Lee Biggers and wife, Earleen Biggers by Warranty Deed from Richland Development Company, a Tennessee Corporation of record on August 17, 1959 in Book 2930, Page 347, Register's Office for Davidson County, Tennessee. Said Oscar Lee Biggers became deceased on October 26, 1982, vesting Earleen Biggers as surviving tenant. Said Earleen Biggers became deceased on June 15, 1995 leaving Last Will and Testament filed for Probate in Docket No. 95-P-1831, Probate Court of Davidson County, Tennessee.

Also being the same property conveyed to Marvin P. Hatcher, Jr. by Quitclaim Deed from Marvin P. Hatcher, as Executor of the Estate of Earleen Hatcher Biggers of record on December 01, 2004 in Instrument No. 20041201-0142889 Register's Office for Davidson County, Tennessee. The said Marvin P. Hatcher, Jr. became deceased on May 29, 2011.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been prorated by the parties and assumed by the Grantee(s), and subsequent years taxes or special assessments.
2. All matters shown on the Plan of record in Plat Book 2900, Page 3 and 4, Register's Office for Davidson County, Tennessee.
3. The right of way of Aspen Drive.
4. The rights of others in and to the common areas and/or elements.
5. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ unimproved ☒ improved property known as:

2714 Aspen Drive, Nashville, TN 37208

(House Number) (Street) (City or Town) (State) (Zip)

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, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that she is 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; and GRANTOR does further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 15th day of July, 2022.

Vanessa Y. Hatcher

Vanessa Y. Hatcher

STATE OF TENNESSEE, COUNTY OF DAVIDON

Before me personally appeared Vanessa Y. Hatcher to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that (s)he/they executed the same as his/her/their free act and deed.

Witness my hand and official seal on July 15, 2022.

J. Walker D.

NOTARY PUBLIC

My Commission Expires: 11-5-2025

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025