Karen Johnson Davidson County
Batch# 946474 DEEDWARR
12/01/2022 11:03:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20221201-0125827

This instrument prepared by Bill W. Pemerton, Esq. (TN Bar ID: 024564), 735 Broad Street, Suite 306, Chattanooga, TN 37402

Record and Return to: Carrie Gatlin, 5201 Alyadar Drive, Hermitage, TN 37076

Order Number: 72794812

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Craig Thompson and Kellie D. Thompson, husband and wife,** for Four Hundred Thousand and No/100 Dollars ($400,000.00) and other valuable consideration paid, warrants the title against all person whomsoever and do hereby conveys unto the Grantee(s), **Carrie Gatlin, a single person,** whose address is 5201 Alyadar Drive, Hermitage, TN 37076, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NO. 70, ON THE PLAN OF ROXBOROUGH, AS OF RECORD IN PLAT BOOK 5200, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN DEED BOOK 5302, PAGE 669, REGISTER'S OFFICE FOR SAID COUNTY. THIS CONVEYANCE IS SUBJECT TO ANY AN ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor(s) do hereby covenant with the Grantee(s) that they are lawfully seized of the above described real estate, that they have good right to sell and convey the said real property and that the property is unencumbered except as to:

Subject to easements, restrictions and all other matters of record, zoning ordinances, real



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estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 098 02 0 033.00
Street address of property: 5201 Alyadar Drive, Hermitage, TN 37076
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20180813-0079875 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Carrie Gatlin, 5201 Alyadar Drive, Hermitage, TN 37076

Signed this 15 day of November, 2022.

Signatures of Grantors:

Craig Thompson

Kellie D. Thompson

STATE OF TN, COUNTY OF Maury, SS:

BE IT REMEMBERED That on this 15 day of November, 2022 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Craig Thompson and Kellie D. Thompson, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

STEPHEN REGISTER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 08-25-2026

Property Address: 5201 Alyadar Drive, Hermitage, TN 37076
Tax Parcel: 098 02 0 033.00

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Property Address: 5201 Alyadar Drive, Hermitage, TN 37076
Tax Parcel: 098 02 0 033.00

Oath of Consideration

I or we, Carrie Gatlin, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $400,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 23RD day of NOVEMBER, 2022.

Signatures of Affiant(s):

CARRIE GATLIN
Carrie Gatlin

Sworn and subscribed before me this 23 day of NOVEMBER 2022

Notary Public

MICHAEL MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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Tennessee Certification of Electronic Document

I, Sam Rider, 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 11/15/2022 (date of document).

Affiant Signature

Nov 16, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 16 day of November, 2022

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE

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