BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 950793 DEEDWARR
12/13/2022 09:25:40 AM 2 pgs
Fees: $13.00 Taxes: $1,402.30

20221213-0129146

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie Hansen	New Owner	
(NAME) 260 Myhr Green	(NAME)	142 07 0C 056.00
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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 E. THOMPSON AND SHERYL THOMPSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VALERIE HANSEN,** 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 Unit No. 56 of Ashley Green, a horizontal property regime established to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein refereed to as the Act) and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, Page 71 said Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashely Green, of record in Book 7482, Page 312 and Amendment to Master Deed for Ashley Green of record in Instrument No. 20111101-0084880, said Register's Office (collectively the Master Deed), to which Master Deed reference is here made for a more complete and accurate description of said unit; together with an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Lenora M. Thompson, unmarried, and Robert E. Thompson, married, Tenants in Common with Rights of Survivorship, by Warranty Deed from Natalie Swiatowiec, Widow, of record in Instrument No. 20081103-109159, in the Register's Office of Davidson County, Tennessee, dated October 31, 2008 and recorded on November 03, 2008.

Being the same property conveyed to Robert E. Thompson, a married man by Quitclaim Deed from Lenora M. Thompson and Robert E. Thompson, tenants in common with rights of survivorship, of record in Instrument No. 20180124-0007266, in the Register's Office of Davidson County, Tennessee, dated January 16, 2018 and recorded on January 24, 2018.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Being the same property conveyed to Robert E. Thompson and Sheryl Thompson, husband and wife, by Quitclaim Deed from Robert E. Thompson, a married man, of record in Instrument No. 20180131-0009640, in the Register's Office of Davidson County, Tennessee, dated January 16, 2018 and recorded on January 31, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 260 Myhr Green, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 my hand this 12th day of December, 2022.

ROBERT E. THOMPSON

SHERYL 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 E. Thompson and Sheryl Thompson, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of December, 2022.

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Commission expires:

Notary Public