Karen Johnson Davidson County
Batch# 957069 DEEDWARR
01/03/2023 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $4,066.30
20230103-0000184

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221243125**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,099,000.00 Affiant Subscribed and sworn to before me, this 30th day of December, 2022. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Virginia C. Ballard 4501 Utah Avenue Nashville TN 37209	Send Tax Bills To: ~~New Owner~~ First Community Mortgage PO Box 650094 Dallas, TX 75265-0094	Tax Information: Tax Parcel ID No. 103-04-0-165.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Overton Thompson, IV and Virginia Boswell Thompson, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Virginia C. Ballard, unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 55 feet of Lots 4, 5 and 6, as shown on the map entitled Resubdivision of the Northerly one-half of Block 12, Sylvan Park Plan, of record in Plat Book 332, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lots 4,5 and 6 fronts 55 feet on the southerly side of Utah Avenue and runs back between parallel lines with the westerly margin of 45th Avenue North, 160 feet to an alley

Being the same property conveyed to OVERTON THOMPSON IV and VIRGINIA BOSWELL THOMPSON, HUSBAND AND WIFE, by deed from ROBIN JONES THOMPSON, of record in Instrument No. 20220302-0023741 , dated February 25, 2022 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 103-04-0-165.00.

Matters shown on the Plan of record in Plat Book 332, page 61, said Register's Office.

This is improved property located at 4501 Utah Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2022.

Overton Thompson, IV

Virginia Boswell Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Overton Thompson, IV and Virginia Boswell Thompson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2022.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 12/30/22

GEORGE E. MUDTER, JR.
Dated 12/30/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 12/30/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

