THIS INSTRUMENT WAS PREPARED BY: **Dismuke & Waters, P.C.** **550 Reserve Street, Suite 290** **Southlake, Texas 76092** Karen Johnson Davidson County Batch# 958984 DEEDWARR 01/09/2023 09:01:30 AM 4 pgs Fees: $22.00 Taxes: $0.00 20230109-0001521	**STATE OF TENNESSEE)** **COUNTY OF DAVIDSON)** The actual consideration or value, whichever is greater, for this transfer is $1,247,100.00. Affiant Subscribed and sworn to before me, this 29th day of November, 2022. IRENE BEARD Notary Public, State of Texas Comm. Expires 09-25-2023 Notary ID 130384485 Notary Public My Commission Expires: 09/25/23

WARRANTY DEED

Address of New Owner:	Send Tax Bills to:	Tax Information & Exemption:
LEE MICHAEL THOMPSON, Trustee of the THOMPSON REVOCABLE TRUST	New Owner	Tax Parcel ID No.: 117 11 OP 001.00
3433 Amanda Avenue		**Transfer Tax Exemption Ref.:**
Nashville, Tennessee 37215		**§ 67-4-409(a)(3)(F)**

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, **Lee Thompson, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to the **LEE MICHAEL THOMPSON, Trustee of the THOMPSON REVOCABLE TRUST, executed November 29, 2022,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Amanda HPR 2, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Amanda HPR 2, a Horizontal Property Regime, of record in Instrument Number 20160419-0037555, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration;

together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Lee Thompson, an unmarried man, by Warranty Deed from Jonathan P. Uhles, unmarried, of record in Instrument No. 20200817-0092019, in the Register's Office of Davidson County, Tennessee, dated July 31, 2020, and recorded on August 17, 2020.

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.

County of Davidson taxes for the year 2022 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Resubdivision of Lot 75 of The North Part of Noel's Subdivision of Watkins Grove, as recorded in Plat Instrument No. 20141231-0119362.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The North Part of Noel's Subdivision of Watkins Grove, as recorded in Plat Book 547, Page 156.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160419- 0037555.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20141119-0106706.

This is improved property located at 3433 Amanda Avenue Nashville TN 37215.

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 29th day of November, 2022.

GRANTOR:

LEE THOMPSON

STATE OF TEXAS)
COUNTY OF TARRANT)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lee Thompson, an unmarried man, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of November, 2022.

(SEAL)

IRENE BEARD
Notary Public, State of Texas
Comm. Expires 09-25-2023
Notary ID 130384485

Notary Public
Printed Name: Irene Beard
My Commission Expires: 09/25/2023

Tennessee Certification of Electronic Document

I, John Michael Waters, Jr, 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 Nov 29, 2022 (date of document).

Affiant Signature

January 6, 2023
Date

State of Texas

County of Tarrant

Sworn to and subscribed before me this 6th day of January, 2023.

Notary's Signature

IRENE BEARD
Notary Public, State of Texas
Comm. Expires 09-25-2023
Notary ID 130384485

MY COMMISSION EXPIRES: Sept 25, 2023

NOTARY'S SEAL