Karen Johnson Davidson County
Batch# 973900 DEEDWARR
02/24/2023 10:09:10 AM 2 pgs
Fees: $13.00 Taxes: $3,690.75
20230224-0013123

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $997,500.00. Affiant Subscribed and sworn to before me, this the 23rd day of February, 2023. Notary Public My commission expires:

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Anthony Marinaro Natalie Marinaro	New Owner	117-05-0-139.00
3506 Ruland Place		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM CLARK THOMPSON AND LAUREL SUE CASSIDY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY MARINARO AND NATALIE MARINARO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. (s) 39, 40, 41 and 42, Block "D" on the Plan of Revised Plan of the Life & Casualty Insurance Company's Subdivision of Woodmont Acres of record in Plat Book 843, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Clark Thompson and wife, Laurel Sue Cassidy by Warranty deed from Fairfax Development Company, a Tennessee corporation of record in Book 7795, page 14, Register's Office for Davidson County, Tennessee, dated March 15, 1989 and recorded on March 17, 1989.

Being the same property conveyed to Michael D. Sontag Trustee by Quitclaim Deed from William Clark Thompson and Laurel Sue Cassidy of record in Instrument No. 20070816-0097797, Register's Office for Davidson County, Tennessee, dated August 08, 2007 and recorded on August 16, 2007 and within the same deed the said Michael D. Sontag, Trustee conveyed his interest in the subject property to William Clark Thompson and wife, Laurel Sue Cassidy, as equal tenants in common.

Being the same property conveyed to William Clark Thompson and Laurel Sue Cassidy, husband and wife, as tenants by the entireties for their joint lives, remainder to the survivor of them by Quitclaim Deed to Create Tenancy by the Entireties deed from William Clark Thompson and Laurel Sue Cassidy, husband and wife of record in Instrument No. 20200415-0039435 Register's Office for Davidson County, Tennessee, dated November 26, 2019 and recorded on April 15, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3506 Ruland Place, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of February, 2023.

William Clark Thompson

Laurel Sue Cassidy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Clark Thompson and Laurel Sue Cassidy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of February, 2023.

Notary Public

My Commission Expires: 3-3-26

