This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 974984 DEEDWARR
02/28/2023 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,102.60
20230228-0014120

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater for this transfer is: $298,000.00

Affiant Signature

Subscribed and sworn to before me on this the 21 Day of Feb, 2023.

Notary Public

My Commission expires _____/_____/_____

NAME AND ADDRESS OF PROPERTY OWNER:
Shawn Richardson
915 Bryan St
Old Hickory, TN 37138

SEND TAX BILLS TO:
Shawn Richardson

Property

MAP AND PARCEL NUMBER: 04415007800

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2026

WARRANTY DEED
23NT00072

Effective the 21 Day of Feb, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Gerald S. Thompson and Cynthia Thompson, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Shaun Thomas Richardson, unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 102, Section D on the Plan of E.I. DuPont de Nemours and Company's Subdivision, of record in Book 1424, Page 65 and as corrected in Book 4398, Page 567, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning on the Easterly margin of Bryan Street at the corner of Lot Nos. 101 and 102; thence with the line between said lots, Eastwardly 61.1 feet to the corner of Lot Nos. 90 and 102; thence with the line between said two lots, Southwardly 59 feet to the Northerly margin of said street; thence Westwardly 51.1 feet to the beginning of a curve; thence around said curve with a radius of 10 feet to the Easterly margin of Bryan Street; thence with the Easterly margin of said Street, Northwardly 49 feet to the beginning.

Being the same property as conveyed to Gerald S. Thompson and Cynthia Thompson, husband and wife by Warranty Deed from Benjamin Paul Gibson and wife, Britney Tanner Gibson dated 08/18/2022 recorded 08/26/2022 in Book NA, Page NA, as Document Number 20220826-0096615, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 915 Bryan St, Old Hickory, TN 37138-3136

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 21 day of Feb, 2023

Gerald S. Thompson
State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Gerald S. Thompson,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of Feb, 2023.

Notary Public

My Commission expires: 3/3/2025

DELANA R. STEVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Cynthia Thompson

Cynthia Thompson
State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cynthia Thompson,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of Feb, 2023.

Notary Public

My Commission expires: 3/3/2025

DELANA R. STEVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Certificate of Authenticity

I, Emily Manno, 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 2/21/23.

Date

Affiant Signature

2/21/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of Feb., 20 23.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026