WARRANTY DEED

Karen Johnson Davidson County
Batch# 977946 DEEDWARR
03/07/2023 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,365.30
20230307-0016298

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Choctaw American Insurance Inc	New owner	Parcel ID: 149 02 0B 047.00
(NAME) 849 Bishopsgate Rd	(NAME) 10900 NE 4th Street Suite 2300	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Bellevue, WA 98004	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brittany McLamb Thompson and Aidan Thompson a married couple**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Choctaw American Insurance Inc**, 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 Lot No. 148 on the Plan of Piccadilly Square, Phase II of Record in Plat Book 6250, Page 92-94, 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 Brittany McLamb, unmarried from LRW Holdings, LLC, a Delaware Limited Liability Company by Warranty Deed dated January 23, 2017 and recorded on January 24, 2017 in Instrument No. 20170124-0007516, Register's Office for Davidson County, Tennessee. Being corrected in Scrivener's Affidavit recorded on February 17, 2017 in Instrument No. 20170217-0016378 to correct consideration amount.

Further being the same property conveyed to Brittany McLamb Thompson and Aidan Thompson, a married couple, as tenants by the entirety from Brittany McLamb Thompson F/K/A Brittany McLamb, a married woman who acquired title as unmarried, joined in execution by her spouse, and Aidan Thompson by Quitclaim Deed dated July 16, 2022 and recorded on July 22, 2022 in Instrument No. 20220722-0083949, Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 849 Bishopsgate Rd, Antioch, TN 37013

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 our hands this 3rd day of March, 2023

Brittany McLamb Thompson

Aidan Thompson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Brittany McLamb Thompson and Aidan Thompson a married couple, the within named bargainor, 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 and official seal, this the 3rd day of March, 2023.

Notary Public

My Commission Expires: 3/7/24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 March 3, 2023.

Affiant Signature

3/3/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of March, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/07/2026