Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
23-0110

Karen Johnson Davidson County
Batch# 998281 **DEEDWARR**
05/01/2023 02 02 05 PM 2 pgs
Fees $13 00 Taxes $932 40

20230501-0032103

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000 00

Margaret Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of April, 2023

H Denise Woods
Notary Public

Commission Expires _____

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hope Invesments, LLC P O Box 301 Brentwood, TN 37204	NEW OWNERS	162-08-0-013 00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
Sheila Isabell Thompson, Executrix of the Estate of Elizabeth Marie Thompson
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Hope Invesments, LLC
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 3 on the Plan of Antioch Park, Section 1, as of record in Book 3600, Page 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description

BEING the same property conveyed to Lowell F Thompson and wife, Elizabeth M Thompson, by Warranty Deed from Jimmy L Rodgers and wife, Mattie J Rodgers, dated 3/2/1979 and recorded 3/6/1979 in Book 5402, Page 129, in the Register's Office of Davidson County, Tennessee

The said Lowell F Thompson having since died on December 20, 2015 The said Elizabeth M Thompson, also known as Elizabeth Marie Thompson, having since died testate on December 14, 2021 with her Estate being probated under Docket No 22P-1482, in the Probate Court for Davidson County, Tennessee Shiela Isabell Thompson was appointed Executrix of the Estate of Elizabeth Marie Thompson pursuant to her Last Will and Testament and by Order filed 8/26/2022, in the Probate Court for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as 46 Tusculum Road, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Dated this the 28th day of April, 2023

Estate of Elizabeth Marie Thompson

By Shiela Isabell Thompson

Shiela Isabell Thompson, Executrix

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shiela Isabell Thompson, Executrix of Estate of Elizabeth Marie Thompson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 28th day of April, 2023

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20 2024

[Notary Seal]

Kim Graves
Notary Public
My Commission Expires 8-20-24