Karen Johnson Davidson County
Batch# 1015038 DEEDWARR
06/14/2023 02:23:30 PM 5 pgs
Fees: $28.00 Taxes: $1,850.00
20230614-0045439

This instrument prepared by Bill W. Pemerton, Esq. (TN Bar ID: 024564), 735 Broad Street, Suite 306, Chattanooga, TN 37402

Record and Return to: Mary L. Thompson, 4120 Ridgefield Dr, Apt 418, Nashville, TN 37205

Order Number: 73160372

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **WAYNE H. THOMPSON,** unmarried, for Five Hundred Thousand and No/100 Dollars ($500,000.00) and other valuable consideration paid, warrants the title against all person whomsoever and do(es) hereby conveys unto the Grantee(s), **MARY L. THOMPSON,** unmarried, whose address is 704 Leadenhall Ct, Antioch, TN 37013, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

UNIT NO. 418, PLAN OF BELLE MEADE COURT CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED IN TENNESSEE CODE ANNOTATED AND AS ESTABLISHED BY MASTER DEED AND BY-LAWS OF RECORD AS INSTRUMENT NO. 20081223-0122172 AND 20101207-0097450, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF BELLE MEADE COURT CONDOMINIUM AS SHOWN ON EXHIBIT "D" TO THE MASTER DEED, OF RECORD AS AFOREMENTIONED, SAID REGISTER'S OFFICE FOR A MORE COMPLETE DESCRIPTION.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor(s) do(es) hereby covenant with the Grantee(s) that he is lawfully seized of the above described real estate, that he has good right to sell and convey the said real property and that the property is unencumbered except as to:



Subject to easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 116030M41800CO
Street address of property: 4120 Ridgefield Dr, Apt 418, Nashville, TN 37205
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20230412-0026740 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Mary L. Thompson, 4120 Ridgefield Dr, Apt 418, Nashville, TN 37205

Signed this 8th day of June, 2023.

Signatures of Grantors:

Wayne H. Thompson

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 8th day of June, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Wayne H. Thompson**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PCL 73160372 WD101 01 02 03

Property Address: 4120 Ridgefield Dr, Apt 418, Nashville, TN 37205
Tax Parcel: 116030M41800CO

Oath of Consideration

I or we, Mary L. Thompson, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $500,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 8th day of June, 2023.

Signatures of Affiant(s):

Mary L. Thompson

Mary L. Thompson

Sworn and subscribed before me this 8th day of June, 2023

Notary Public 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PCL 73160372 WD101 01 03 03

Tennessee Certification of Electronic Document

I, Sam Rider , 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 6/8/2023 (date of document).

Affiant Signature

Jun 14, 2023
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 14 day of June, 2023

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 116030M41800CO

Land situated in the County of Davidson in the State of TN

UNIT NO. 418, PLAN OF BELLE MEADE COURT CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED IN TENNESSEE CODE ANNOTATED AND AS ESTABLISHED BY MASTER DEED AND BY-LAWS OF RECORD AS INSTRUMENT NO. 20081223-0122172 AND 20101207-0097450, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF BELLE MEADE COURT CONDOMINIUM AS SHOWN ON EXHIBIT "D" TO THE MASTER DEED, OF RECORD AS AFOREMENTIONED, SAID REGISTER'S OFFICE FOR A MORE COMPLETE DESCRIPTION.

Commonly known as: 4120 Ridgefield Dr, Apt 418, Nashville, TN 37205-2396

Being the same property conveyed to Wayne H. Thompson, by deed dated March 28, 2023 of record in Deed Instrument/Case No. 20230412-0026740, in the County Clerk's Office.