WARRANTY DEED

Karen Johnson Davidson County
Batch# 1026836 DEEDWARR
07/17/2023 10 12 03 AM 2 pgs
Fees $13 00 Taxes $1,850 00

20230717-0054560

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

RETURN TO.
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO.	MAP PARCEL NUMBERS
Mikaela Dalbo	NEW OWNER	M/P 119-10-0B-016 00 CO
(NAME)	(NAME)	
237 Thompson Park Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 ***Christopher R. Ferguson, a married man and Cheryl B. Ferguson and Raymond D. Ferguson, wife and husband***, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***Mikaela Dalbo, an unmarried woman,*** hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 16 on the Plan of 100 Thompson, a Horizontal Property Regime Planned Unit Development established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No 20180207-0012545; as amended in Instrument No 20180412-0034489 and Instrument No. 20181207-0119643 establishing Horizontal Property Regime with Private Elements; as further amended by Instrument No 20190416-0034865 and Instrument No 20190416-0034867, and Instrument No. 20200114-0004976, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description of the property, unit as depicted on the site plan shown as Exhibit "B" in said Declaration, together with interest in common area.

Being the same property conveyed to Christopher R. Ferguson, an unmarried man, Cheryl B Ferguson and Raymond D Ferguson, wife and husband by Warranty Deed from 100 Thompson, LLC, a Tennessee limited liability company, dated 01/03/2020, of record in Instrument No 20200103-0000984, Register's Office for Davidson County, Tennessee. The said Christopher R Ferguson having since married.

This property has never been the marital residence for Christopher R. Ferguson and his spouse.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 237 Thompson Park Drive, Nashville, TN 37211
(House Number) (Street) (P O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 12th day of July, 2023

Christopher R Ferguson

Cheryl B. Ferguson

Raymond D Ferguson

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher R. Ferguson, Cheryl B. Ferguson, and Raymond D Ferguson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and Official seal this 12th day of July, 2023

Notary Public:
My Commission Expires: 3.8.2025

WILSON COUNTY * TRACEY TRUMPHOUR * STATE OF TENNESSEE NOTARY PUBLIC

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Mount Juliet, TN 37122