WARRANTY DEED

File #23156

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/26/25

(AFFIX SEAL)

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

Karen Johnson Davidson County
Batch# 1032373 DEEDWARR
07/31/2023 10:15:32 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20230731-0058724

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cory Basil Thompson	NEW OWNER	178-00-0-051.00
(NAME)	(NAME)	
9486 Highway 96		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Kelly Perkins and wife, Laura L. Perkins,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cory Basil Thompson, unmarried man** HEREINAFTER CALLED THE GRANTEE, HIS 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 part of Tract No. 9 as shown on the survey of Donald R Carver, dated May 23, 1973, as follows:

Beginning at an iron pin in the northerly right-of-way of Highway 96, and being in the southeasterly corner of Tract No. 8 of said survey; thence, leaving said right-of-way, North 30 deg. 48 min. East 792.72 feet to an iron pin being the southwesterly corner of the Clara M. Adcock property (Book 5572, page 198, Register's Office for said County): thence, with Adcock's southwesterly property line, South 56 deg. 24 min. 08 sec. East 272.52 feet to an iron pin, being Adcock's southeasterly property line; thence leaving Adcock's southeasterly property line, South 30 deg. 42 min. 50 sec. West 801.91 feet to an iron pin in the northerly right-of-way of Highway 96; thence, with said right-of-way, North 60 deg. 10 min. West 47.0 feet to a concrete marker; thence, North 52 deg. 30 min. West 202.0 feet to a concrete marker; thence, North 59 deg. 50 min. West 25.78 feet to the point of beginning.

Being the same property conveyed to Kelly Perkins and wife, Laura L. Perkins by Warranty deed from Lauren E. Hagan, unmarried of record in Instrument No. 20101008-0081060 Register's Office for Davidson County, Tennessee, dated October 05, 2010 and recorded on October 08, 2010. See also previous deeds of record in Instrument 20080425-0042595; Book 10715, Page 54; Book 8786, Page 506 & Book 6355, Page 295, all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 9486 Highway 96, Franklin, TN 37064

(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 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 my hand this 25th day of July, 2023.

Kelly Perkins

Laura L. Perkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Kelly Perkins and Laura L. Perkins**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2023.

My commission expires: 7-20-24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027