Karen Johnson Davidson County
Batch# 1043711 DEEDWARR
08/29/2023 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.13
20230829-0067533

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-16337-2023

WARRANTY DEED

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $524,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH day of August, 2023.

NOTARY PUBLIC

My commission expires: 11.28.26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth Ann Thompson Stuart F. Thompson 421 Landings Way Mt. Juliet, TN 37122	SAME AS NEW OWNER	087-02-0A-006-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED AND 00/100 Dollars ($524,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TRACY PURCELL AND HUSBAND, RANDY PURCELL**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RUTH ANN THOMPSON AND STUART F. THOMPSON, A MARRIED COUPLE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Final Plat, Cobblestone Landing, Phase I, of record in Instrument #20050822-0099471, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tracy Purcell, a married woman, and husband, Randy Purcell, from Drees Premier Homes, Inc., an Ohio corporation, by Warranty Deed dated October 18, 2006 and recorded October 30, 2005 in Instrument #20061030-0133964, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: **421 Landings Way, Mt. Juliet, TN 37122**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28th day of August, 2023

GRANTOR(S)

Tracy Purcell

Randy Purcell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Tracy Purcell and Randy Purcell, 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 seal, this the 28TH day of August, 2023.

Notary Public

Printed Notary Name

My commission expires: 11-28-26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Aug 28, 23 (date of document).

Jennifer L. Pennell

Aug 28, 23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28 day of Aug, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

