Name and Address of New Owner:
Nicholas Alexander Thompkins and Jana Ann Tompkins, Trustees of Tompkins Family Revocable Living Trust dated July 22, 2021
4072 Magnolia Farms Dr
Hermitage, TN 37076

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1084453 DEEDWARR
12/20/2023 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20231220-0098241

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 086-13-0A-063.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michelle L. Fields, a married woman and Katelin Fields, a married woman, as tenants in common with rights of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nicholas Alexander Thompkins and Jana Ann Tompkins, Trustees of Tompkins Family Revocable Living Trust dated July 22, 2021,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Final Subdivision Plat, Magnolia Farms, Phase 1, Section 3 of record in Plat at Instrument No. 20190912-0092500, and corrected in Surveyor's Certificate of Correction in Instrument No. 20201009-0117859, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michelle L. Fields, a married woman, and Katelin Fields, a married woman, as tenants in common with rights of survivorship, by Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20200831-0098375 Register's Office for Davidson County, Tennessee, dated August 27, 2020 and recorded on August 31, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of December, 2023.

Michelle L Fields (SEAL)
Michelle L. Fields

(SEAL)
Katelin Fields

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson CLM

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michelle L. Fields and Katelin Fields, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of December, 2023.

CHELSEA L. MOORE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/04/2027 DAVIDSON COUNTY

Notary Public
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Williamson CLM)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $530,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

CHELSEA L. MOORE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/04/2027 DAVIDSON COUNTY

Sworn to and subscribed before me this
19th day of December, 2023.

Notary Public
My commission expires:

File No. GNT-23-3112

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 12-19-23.

Affiant Signature

12-19-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 19 day of December, 2023.

Notary Signature

My Commission Expires: 5-9-26

