Karen Johnson Davidson County
Batch# 1108761 DEEDWARR
03/07/2024 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240307-0015975

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of DAVIDSON
The actual consideration or value, whichever is greater for this transfer is: $375,000

Affiant Signature
Subscribed and sworn to before me on this the 1 Day of MARCH 2024
Notary Public
My Commission expires 1/25/26

ED HUNDLEY SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Felicia Lopez and Paul Paris, Jr
704 Leadenhall Ct
Antioch, TN 37013

SEND TAX BILLS TO:
Felicia Lopez and Paul Paris, Jr
704 Leadenhall Ct
Antioch, TN 37013

MAP AND PARCEL NUMBER: Tax ID #: 149010B05300CO

WARRANTY DEED

24NT00110

Effective the 1st Day of MARCH, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Mary L. Thompson, a single woman

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Felicia Lopez, a single woman, and Paul Paris Jr, a single man, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 284 on the Plan of Piccadilly Square, Phase 3, of record in Plat Book 6250, page 892 thru 894, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mary L. Thompson from Jill Gold Orr and husband, Steve Orr, by Warranty Deed dated 05/28/1997 and recorded 05/29/1997 in Book 10470, page 625, Register's Office of said County.

This is an improved property commonly known as: 704 Leadenhall Ct, Antioch, TN 37013-2837

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. I do covenant with said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 1ST day of MARCH, 2024

Mary L. Thompson

State of TN }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mary L. Thompson, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My commission expires: 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Tennessee Certification of Electronic Document

I, Summer Barton 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 3/1/24 (date of document).

Summer Barton
Affiant Signature

3/4/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th of March 2024

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24