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

Karen Johnson Davidson County
Batch# 1122501 DEEDWARR
04/12/2024 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20240412-0026213

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $230,000

Affiant Signature

Subscribed and sworn to before me on this the 10th Day of April, 2024

Notary Public

My Commission expires 1 / 25 / 26

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

**NAME AND ADDRESS OF PROPERTY OWNER:**
Gerald Thompson and Cynthia Thompson
117 Gayle Drive
Old Hickory, TN 37138

**SEND TAX BILLS TO:**
Gerald Thompson and Cynthia Thompson
117 Gayle Drive
Old Hickory, TN 37138

**MAP AND PARCEL NUMBER: 04411012200**

## WARRANTY DEED
## 24NT00307

Effective the 10th Day of April, 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,

**Brett Anthony Mallett, an unmarried man**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Gerald Thompson and Cynthia Thompson, husband and wife**

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

Land in Davidson County, Tennessee, being Lot No. 63, on the Plan of Section A, Village of Old Hickory, of record in Book 1424, Page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brett Anthony Mallett, an unmarried man from Victoria Mallett now known as Victoria Mallett-Schuetz, married, by Warranty deed dated 10/14/2021 and recorded 10/18/2021 in Instrument No. 20211018-0139811, Register's Office of said County.

Being the same property conveyed to Victoria Mallett, a single woman, by Warranty Deed from Janet Bonney, married, of record in Instrument No. 20160526-0053210, in the Registers Office of Davidson County, Tennessee, dated May 24, 2016 and recorded on May 26, 2016.

This is an improved property commonly known as: 507 Lawrence St, Old Hickory, TN 37138-3414

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our 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 10 day of April, 2024

**Brett Anthony Mallett**

State of TN )
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Brett Anthony Mallett, the within named bargainer, 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.

Witness my hand, at office, this 10 day of April 2024

Notary Public

My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, Summer Boxton 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 4/10/24 (date of document).

Summer Boxton
Affiant Signature

4/12/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th of April, 2024.

(SEAL)




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