THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447549** Karen Johnson Davidson County Batch# 1133459 DEEDWARR 05/10/2024 01:43:30 PM 3 pgs Fees: $18.00 Taxes: $1,927.70 20240510-0034626	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $521,000.00. Chris Williams Affiant Subscribed and sworn to before me, this 9th day of May, 2024. Notary Public My Commission Expires:

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Mackenzie Thompson 8025 Sawyer Brown Road Nashville TN 37221	Send Tax Bills To: Legacy Home Loans, LLC dba Steadfast Mortgage 2 Cadillac Drive Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 128 14 0 166.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chris Williams, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mackenzie Thompson, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the plan of STACY SQUARE, SECTION 2, of record in Plat Book 4175, Page 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 68.0 feet on the Northerly margin of Sawyer Brown Road and extends back 218.8 feet on the Westerly line and 120.6 feet on the Easterly line to a dead line in the rear, measuring 119.5 feet thereon.

Being the same property conveyed to Chris Williams, by Warranty Deed from Patricia A. Scherer, Steven W. Scherer and Lori A. Clark, Co-Trustees of the Patricia A. Scherer Revocable Trust dated March 4, 2019, of record in Instrument No. 20230816-0063797, in the Register's Office of Davidson County, Tennessee, dated August 15, 2023, and recorded on August 16, 2023.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STACY SQUARE, SECTION 2, as recorded in Plat Book 4175, Page(s) 30.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4265, Page 777 as amended in Book 4379, Page 833.

Agreement for Installation of Grinder Pump - Pressure Sewer System as set forth in instrument recorded in Instrument No. 20220504-0051775.

Easement for the flow of the waters of Unknown, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.

This is improved property located at 8025 Sawyer Brown Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of May, 2024.

Chris Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chris Williams, 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, at office, this 9th day of May, 2024.

Notary Public
My Commission Expires

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/9/24 (date of document).

Jennifer Russell
Affiant Signature

5/10/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10th day of May 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.