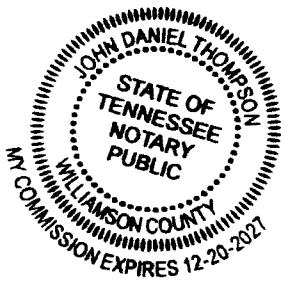
Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
17245

Karen Johnson Davidson County
Batch# 1139826 DEEDWARR
05/28/2024 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.37
20240528-0039396



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $340,100.00.

La Ikard
Affiant

Subscribed and sworn to before me, this 23 day of May, 2024.

Daniel Thompson
Notary Public

My commission expires: 12/20/27

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Victoria Elizabeth Thurmond, Melanie R. Thurmond and Michael Thurmond	Truist	160-14-0C-003.00-CO
703 Fox Ridge Drive	1001 Semmes Ave	
Brentwood, TN 37027	Richmond VA 23224	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

J. Carla Ikard, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Victoria Elizabeth Thurmond, unmarried and Melanie R. Thurmond and Michael Thurmond, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a part of the Plan of Brentwood Trace, Section Two, as of record in Book 5200, Page 376, Register's Office, Davidson County, Tennessee, the part hereby described being:
Unit No. 703 on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Brentwood Trace Condominiums, Section two, Master Deed of record in Book 5818, Page 915, said Register's Office.

Being the same property conveyed to J. Carla Ikard, unmarried by Warranty deed from William B. Cannon and wife, Debra A. Cannon of record in Instrument No. 20030814-0117019 Register's Office for Davidson County, Tennessee, dated July 28, 2003 and recorded on August 14, 2003.

SP 11/2015

This is improved property known as **703 Fox Ridge Drive, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 23rd day of May, 2024.

J. Carla Ikard

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, J. Carla Ikard, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 23rd day of May, 2024.

Daniel Thompson
Notary Public
My Commission Expires: 12/20/27

JOHN DANIEL THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

Lenders Title Company File No. 24-001447-524

SP 11/2015

Certificate of Authenticity

I, Robert J. Notestine III, 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 5/23/24.

Robert J. Notestine III

AFFIANT SIGNATURE

5/28/24

Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 28 day of May, 2024.

NOTARY'S SIGNATURE

My Commission Expires: 11/6/2026

Notary's Seal:

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY