WARRANTY DEED

File #2024060997

Bedford County Tennessee Notary Public Vanessa E. Allen

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2024.

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Delbert Thigpen Jr. and Tina Thigpen and Sarah Thigpen	Lending Hand Mortgage, LLC	075-12-0-238.00
(NAME)	(NAME)	
112 Bonnabrook Drive	510 Lentz Drive	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Kelly J. Krantz, single woman** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Thigpen, a single woman, and Tina Thigpen and Delbert Thigpen, wife and husband as joint tenants with full rights of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 28 on the Plan of Addition to Section Four, Hermitage Hills of record in Plat Book 3842, Page 128, Register's Office for Davidson County, Tennessee.

Said Lot 28 fronts 75 feet on the Northeasterly side of Bonnabrook Drive, and extends back 243 feet on the Westerly line and 240.7 feet on the Easterly line, to a deed line in the rear which measures 75.02 feet.

Being the same property conveyed to Thomas S. Krantz and wife, Kelly J. Krantz by Warranty Deed from Jim Gaither and wife, Betty Gaither of record in Instrument No. 20040707-0080745 Register's Office for Davidson County, Tennessee, dated June 28, 2004 and recorded on July 7, 2004. and final Decree of Divorce recorded Between Thomas S. Krantz and wife, Kelly J. Krantz

Being the same property conveyed to Kelly J. Krantz by Quitclaim Deed from Thomas S. Krantz of record in Instrument No. 20060323-003410 Register's Office for Davidson County, Tennessee, dated March 20, 2006 and recorded on March 23, 2006.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 3842, Page 128, Register's Office for Davidson County, Tennessee.; Restrictions of record in Book 3181, Page 587, in the Register's Office for Davidson County, Tennessee,

Karen Johnson Davidson County
Batch # 1152941 DEEDWARR
07/01/2024 10:22:16 AM 2 pgs
Fees: $13.00 Taxes: $1,229.33
20240701-0049218

unimproved ☐
This is improved ☒ property, known as **112 Bonnabrook Drive, Hermitage,TN,37076**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hands this 27th day of June, 2024.

Kelly J. Krantz

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

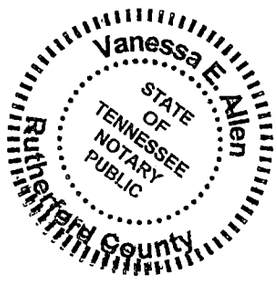
Before me, the undersigned Notary Public, personally appeared Kelly J Krantz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the ~~foregoing~~ instrument for the purposes therein contained.

Witness my hand and official seal at this 27th day of June, 2024.

Commission expires:

6/22/26

Notary Public



RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128