Karen Johnson Davidson County
Batch# 1153855 DEEDWARR
07/02/2024 02:38:30 PM 4 pgs
Fees: $23.00 Taxes: $740.00
20240702-0050037

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Engauge Properties, LLC
563 River Rock Blvd., B-4
Murfreesboro, TN 37128

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

SEND TAX BILL TO:
Owner

MORTGAGEE:
Easy Street Capital Investments, LLC
201 W. 5th Street, Suite 1100, Office 24
Austin, Texas 78701

Map/Parcel
#95-8-25.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mark Thompson and Tina Johnson,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Engauge Properties, LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING all of **Lot No. 176 of Section III, Eva-Mor Heights**, as shown by plat and survey of record in Plat Book 1835, page 92, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Carroll Glynn Thompson, unmarried, by Warranty Deed dated February 17, 2000, from Sam Evans Underwood and wife, Angeline M. (Wainscott) Underwood of record in Instrument #20000224-0018185, Register's Office for Davidson County, Tennessee. Carroll Glynn Thompson died intestate on May 13, 2023, survived by two children namely Mark Thompson and Tina Johnson. See Affidavit of Heirship recorded simultaneously herewith in Instrument #_____202407020050036___, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2024 and subsequent years.

This is **improved** property known as **344 Tamworth Drive, Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 MY HAND, this the **1st** day of **July, 2024**.

MARK THOMPSON

Mark Thompson

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mark Thompson**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of July, 2024.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 12/18/2027

WITNESS MY HAND, this the 1st day of **July, 2024.**

x Tina Johnson
Tina Johnson

STATE OF ILLINOIS
COUNTY OF LAKE

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Tina Johnson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of July, 2024.

PARAG N MEHTA
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 25, 2024

NOTARY PUBLIC

My Commission Expires: AUG 25, 2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $200,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of July, 2024.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12/18/2027

File No. 24027574

Electronic Document Certification

I, Lisa D. Turner, 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 July 1, 2024.

Lisa D. Turner

Date: 7-2-24

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me, this the 2nd day of July, 2024.

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Dawn Adcock
NOTARY PUBLIC

My commission expires: 2/22/25

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 2nd day of July, 2024.

Dawn Adcock
NOTARY PUBLIC

My commission expires: 2/22/25

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 24057694