Karen Johnson Davidson County
Batch# 1157812 DEEDWARR
07/15/2024 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $9,801.30
20240715-0052773

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547864**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,649,000.00. Affiant Subscribed and sworn to before me, this 12th day of July, 2024. Notary Public My Commission Expires.

38224

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner: 3714 Wimbledon Revocable Trust 3714 Wimbledon Road Nashville TN 37215	Send Tax Bills To: Legacy Home Loans dba Steadfast Mortgage 2 Cadillac Drive Brentwood TN 37027	Tax Information: Tax Parcel ID No. 116-08-0-192.00

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, **Overton Thompson, III and Robin J. Thompson, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **3714 Wimbledon Revocable Trust under agreement dated July 11, 2024**, ("Grantee"), 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(s) 1, as shown on the map entitled Gale Malone Subdivision, of record in Plat Book 9700, page 422, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to OVERTON THOMPSON, III and ROBIN J. THOMPSON, HUSBAND AND WIFE, by deed from DAVID S. MORGAN and wife, KAREN C. BLOCH, of record in Instrument No. 20170216-0016117, dated February 15, 2017, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 116-08-0-192.00.

Matters shown on the Plan of record in Plat Book 9700, page 422, said Register's Office.

Right of way Agreement of record in Book 4568, page 927, said Register's Office.

Landscape Agreement of record in Book 10467, page 809, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3883, page 655, said Register's Office.

This is improved property located at 3714 Wimbledon Road Nashville TN 37215

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 12th day of July, 2024.

Overton Thompson, III

Robin J. Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Overton Thompson, III and Robin J. Thompson, 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 12th day of July, 2024.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Tennessee Certification of Electronic Document

I, George Mudter, 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 7/12/24 (date of document).

Affiant Signature

7/12/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027