Karen Johnson Davidson County
Batch# 1159393 DEEDWARR
07/17/2024 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $7,030.00
20240717-0053953

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

G-BP-24-749

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin Head	**Same as New Owner**	
(NAME)	(NAME)	**160-00-0-024-00**
765 Hill Rd		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AUSTIN THIGPEN AND WIFE, AND JENNIFER THIGPEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN HEAD, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 6th formerly the 8th, Civil District of Davidson County, Tennessee, being the Westerly part of Lot 7, on the Map of D.C. Kelleys Subdivision of the Scales and Wilkinson Lands, Brentwood, Tennessee, as of record in Book 421, page 13, Register's Office for said County.

Commencing with an iron pin located in the Southern right-of-way margin of Hill Road, Sixth Civil District of Davidson County, Tennessee, and the Northeastern corner of Lot No. 6 and the Northwestern corner of Lot No. 7; thence S 85 deg 00' East 210.0 feet to an iron pin the point of beginning; thence S 85 deg 00' East 219.9 feet to an iron pin; thence S 2 deg 02" 19" West 1088.14 feet to a corner post; thence N 85 deg 21' 55" West 430.61 feet to a corner post; thence N 2 deg. 03' 54" East 460.97 feet to an iron pin; thence N 2 deg 03' 54" East 630 feet to the point of beginning.

Being the same property conveyed to Jennifer Champion Thigpen and James Austin Thigpen, wife and husband by Warranty Deed from Henry King McGee of record as Instrument No. 202111170153139 in the Register's Office for Davidson County, Tennessee, dated November 10, 2021 and recorded on November 17, 2021.

This conveyance is subject to:
- Taxes for the year of 2024 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plan of D.C. Kelleys Subdivision recorded in Book 421 Page 13, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **749 Hill Rd , Brentwood, Tennessee 37027**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 15th DAY OF JULY, 2024.

Austin Thigpen

Jennifer Thigpen

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUSTIN THIGPEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of July, 2024.

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER THIGPEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of July, 2024.

Lindsay B. Fattal

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, JOHN GLEAVES do hereby make oath that I am 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 15, 2024.

Affiant Signature

07/17/2024
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 17TH day of July, 2024.

Notary's Signature

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)