WARRANTY DEED

Karen Johnson Davidson County
Batch# 1174587 DEEDWARR
08/26/2024 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20240826-0065554

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/26/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES

LISA G. HODGES STATE TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road Suite 160
Brentwood, TN 37027
file # 2024-12367-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Cathrine E. Thompson and David E. Thompson	Cathrine E. Thompson	018-11-0-037.00
609 New Hitt Lane	7510 Swift Rd	
Goodlettsville, TN 37072	Greenbrier, TN 37073	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Bobby Allen Lance, Trustee of Revocable Trust Agreement of Bobby Allen Lance dated July 8, 2024

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cathrine E. Thompson and David E. Thompson, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 16 on the plan of Section One Charleston Square, of record in Book 4860, pages 37 and 38, Register's Office for said County.

Said Lot No. 16 front 80.93 feet on the Northerly margin of New Hitt Lane and extends back 182.8 feet on the Easterly line and 172.8 feet on the Westerly line to a dead line in the rear measuring 117.3 feet thereon.

Being the same property conveyed to Bobby Allen Lance and Wanda Faye Hay by Warranty Deed from ELM Hill Homes, Inc of record in Book 5296, page 911, Register's Office for Davidson County, Tennessee, dated June 09, 1978 and recorded on June 12, 1978.

Being the same property conveyed to Bobby Allan Lance by Quitclaim Deed from Wanda Faye Hay (Lance) of record in Book 7380, page 753, Register's Office for Davidson County, Tennessee, dated September 28, 1987 and recorded on October 16, 1987.

Being the same property conveyed to Rebecca Jean Lance by Quitclaim Deed from Bobby Allen Lance of record in Book 9900, page 736, Register's Office for Davidson County, Tennessee, dated December 22, 1995 and recorded on December 28, 1995.

Being the same property conveyed to Bobby Allen Lance, Trustee of the Revocable Trust Agreement of Bobby Allen Lance, dated July 8, 2024 by Quitclaim Deed from Bobby Allen Lance (unmarried) of record in Instrument No. 20240718-0054229 Register's Office for Davidson County, Tennessee, dated July 08, 2024 and recorded on July 18, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 609 New Hitt Lane Goodlettsville, TN 37072

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on August 26, 2024.

Revocable Trust Agreement of Bobby Allen Lance dated July 8, 2024

By: Bobby Allen Lance Trustee
Bobby Allen Lance, Trustee

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Bobby Allen Lance, Trustee of Revocable Trust Agreement of Bobby Allen Lance dated July 8, 2024, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 26, 2024.

Notary Public

My Commission Expires: 9/8/25

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 2024-12367-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TRUE COPY CERTIFICATION

I, LISA HODGES, 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 August 26, 2024 (date of document).

Affiant Signature

Date: 08/26/2024

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 26th day of August, 2024.

Notary Public

My Commission Expires: 4/22/26

