THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2024-1062

Karen Johnson
Batch # 1179085
09/09/2024 09:16:24 AM
Fees: $13.00 Taxes: $2,512.81
Davidson County
DEEDWARR
2 pgs
20240909-0069048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED SEVENTY NINE THOUSAND ONE HUNDRED THIRTY SEVEN AND 89/100 DOLLARS ($679,137.89) cash in hand paid, the receipt of which is hereby acknowledged, ROBERT ERIC THORNTON, UNMARRIED ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto HAYLEY C. THORNTON, UNMARRIED, her heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

> Lying and being a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
>
> Being the east one-half of Lot No. 227 on the Map of Belmont Land Company's Plan of Lots called "Belmont Heights," as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.
>
> Said part of said lot fronts 62-1/2 feet on the south side of Beechwood Avenue and extends back between parallel lines, 175 feet to an alley.
>
> Being the same property conveyed to Robert Eric Thornton, unmarried, by deed from Irwin B. Venick, married, dated July 2, 2024, and of record in Instrument No. 20240711-0052184, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to the following:
>
> 1. Right-of-way of Beechwood Avenue and an alley.
>
> 2. All matters shown on plat of record in Book 421, Page 34, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's heirs and assigns, forever. And the Grantor covenants with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2024 and as otherwise set forth herein. And the Grantor further covenants and binds the Grantor and the Grantor's heirs and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

ANDREW CHASE THORNTON executes this instrument on behalf of ROBERT ERIC THORNTON pursuant to a General Power of Attorney dated May 15, 2017, and of record in Instrument No. 20190412-0033567, in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as and for the 3rd day of September, 2024.

ROBERT ERIC THORNTON

By: _____, AIF
Andrew Chase Thornton, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, ANDREW CHASE THORNTON, Attorney in Fact for ROBERT ERIC THORNTON, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as the free act and deed of the said ROBERT ERIC THORNTON for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 3rd day of September, 2024.

NOTARY PUBLIC

AMANDALYN R. MANLEY STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 02/26/2025 DICKSON COUNTY

My commission expires: 2/26/2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $679,137.89, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 3rd day of September, 2024.

NOTARY PUBLIC

AMANDALYN R. MANLEY STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 02/26/2025 DICKSON COUNTY

My commission expires: 2/26/2025

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Map & Parcel No: 104-16-0-256.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
HAYLEY C. THORNTON
3334 Hillsboro Pike
Nashville, TN 37215