THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241048991** Karen Johnson Batch # 1190716 10/07/2024 09:49:59 AM Fees: $13.00 Taxes: $1,024.90 Davidson County DEEDWARR 2 pgs 20241007-0077650	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $277,000.00. Affiant Subscribed and sworn to before me, this 4th day of October, 2024. Notary Public My Commission Expires: ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20 2026

WARRANTY DEED

Address New Owner: Katie Thompson 207A Nix Drive Madison TN 37115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 043 10 0 012.00

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, **Scout W.H. Crampton-Glassanos, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katie Thompson, an unmarried woman**, ("Grantees"), 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 No. 1 on the Plan of RESUBDIVISION OF LOT NO: 35, ANDERSON ESTATES of record in Plat Book 6200, Page 726, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scout W.H. Crampton-Glassanos, unmarried, by Warranty Deed from Clean Foreclosures USA, LLC, a Georgia limited liability company, of record in Instrument No. 20210726-0099806, in the Register's Office of Davidson County, Tennessee, dated July 22, 2021, and recorded on July 26, 2021.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT NO: 35, ANDERSON ESTATES, as recorded in Plat Book 6200, Page(s) 726.

This is improved property located at 207A Nix Drive Madison TN 37115

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 4th day of October, 2024.

Scout W.H. Crampton-Glassanos

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scout W.H. Crampton-Glassanos, 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 4th day of October, 2024.

Notary Public
My Commission Expires: _____

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