Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

CARLIE VAN HUIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

Karen Johnson
Batch # 1208793
11/27/2024 09:38:16 AM
Fees: $13.00 Taxes: $1,979.13
20241127-0092800
Davidson County
DEEDWARR
2 pgs

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $534,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clare Pitt	Clare Pitt	161-03-0-150.00
(NAME)	(NAME)	
5032 N Hilson Drive	5032 N Hilson Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mark Andrew Thompson, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clare Pitt, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 31 on the plan of McMurray Park, of record in Book 5050, page 89, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 31 fronts 62.00 feet on the easterly margin of North Hilson Drive and extends back between parallel lines 176.08 feet to a dead line in the rear.

Being the same property conveyed to George Mark Thompson and Sandra Kay Thompson, husband and wife, by Special Warranty Deed from VM Master Issuer, LLC, a Delaware Limited Liability Company, dated February 3, 2023, of record in Instrument No. 20230208-0009333, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Mark Andrew Thompson, unmarried, by Quitclaim Deed from George Mark Thompson and Sandra Kay Thompson, husband and wife, dated February 29, 2024, of record in Instrument No. 20240229-0014063, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5032 N Hilson Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantor; All matters appearing on the plan of record in Book 5050, page 89; Restrictions of record in Book 5185, page 137; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 26th day of November, 2024.

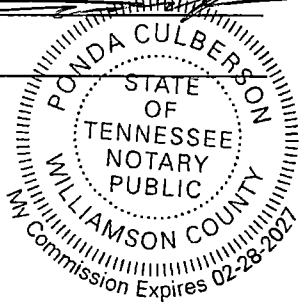
Mark Andrew Thompson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Mark Andrew Thompson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 26th day of November, 2024.

Notary Public
My Commission Expires:



File No.: 38936