Register Return
Land Title South
3326 Aspen Grove Drive
Suite 400
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1233225
02/04/2025 10 26 58 AM
Fees $28 00 Taxes $1,147 00

Davidson County
DEEDWARR
5 pgs

20250204-0008315

L JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-06-2027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South Inc., 3326 Aspen Grove Drive, Ste 400, Franklin, TN 37067

File No.: 25-CD-017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Foster Bryan Thompson	Foster Bryan Thompson	103160E02900CO
(NAME) 3901 Whitland Ave #29	(NAME) 3901 Whitland Ave. #29	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Ten Thousand And No/100 Dollars ($310,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KEVIN RUSSELL ALEXANDER, EXECUTOR OF THE ESTATE OF KENT MICHAEL ALEXANDER AND KEVIN RUSSELL ALEXANDER, INDIVIDUALLY AND PATSY SCHARLENE ALEXANDER, INDIVIDUALLY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
FOSTER BRYAN THOMPSON, unmarried
HEREINAFTER CALLED THE GRANTEES, 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 Unit 29, on the plan of Whitland Place Condominiums, as of record in Book 5200, page 597, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kent Alexander, an unmarried man, by Warranty Deed from Jennifer P. Spriggs, an unmarried woman, dated October 26, 2012, recorded November 02, 2012, of record in Instrument No. 20121102-0101177, Register's Office for Davidson County, Tennessee.

Kent Michael Alexander died on December 28, 2022 and property vested in Kevin Russell Alexander and Patsy Scharlene Alexander with a Life Estate granted to Foster Bryan Thompson by Last Will and

Testament of Kent Michael Alexander of record in Probate Court of Davidson County, Case Number 24P1632 and record in Instrument No 20241101-0084766, Register's Office for Davidson County, Tennessee. Kent Alexander and Kent Michael Alexander are one in the same person.

Order Granting Petition to Open Testate Estate and Appoint Executor of record in Docket No. 24P-1632, Probate Court for Davidson County, Tennessee. Kevin Russell Alexander was appointed Executor of the Estate of Kent Michael Alexander. Patsy Scharlene Alexander declined to serve as Executor in Affidavit of Declination to Serve in Docket No. 24P1632, the Probate Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3901 Whitland Ave. #29, Nashville, TN 37205
(House No) (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 GRANTEES, their heirs and assigns forever, and we do covenant with 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 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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 21st **day of** January**, 2025.**

Patsy S. Alexander

Patsy Scharlene Alexander

STATE OF Missouri
COUNTY OF Pulaski

On this 21st day of January, 2025, before me personally appeared Patsy Scharlene Alexander to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Pulaski County, Missouri this 21st day of January, 2025.

Notary Public

MISTY STURDEVANT
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES OCTOBER 7, 2028
PULASKI COUNTY
COMMISSION #24971069

Witness our hands this 3 **day of** February **, 2025.**

Foster Bryan Thompson is signing to terminate Life Estate granted to him in the Last Will and Testament of Kent Michael Alexander

Foster Bryan Thompson

STATE OF Tennessee
COUNTY OF Williamson

On this 3 day of February, 2025, before me personally appeared Foster Bryan Thompson to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed

Witness my hand and official seal at Williamson County, Tennessee this 3 day of February, 2025

Notary Public
Commission Expires _____

SUSAN L JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-06-2027

Witness our hands this 27 **day of** JANUARY, **2025.**

Estate of Kent Michael Alexander

BY: Kevin Russell Alexander
Kevin Russell Alexander, Executor

Kevin Russell Alexander
Kevin Russell Alexander

STATE OF MISSOURI
COUNTY OF JACKSON

Personally appeared before me, a Notary Public of said county and state Kevin Russell Alexander, Executor of the Estate of Kent Michael Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor for The Estate of Kent Michael Alexander, and that he executed the foregoing instrument for the purpose therin contained.

Witness my hand, and offical seal at JACKSON ,County, MISSOURI This 27th day of JANUARY, 2025.

Notary Public
My Commission Expires: 5-1-27

KELLY S. HAROLD
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: May 1, 2027
Commission # 23496785

STATE OF MISSOURI
COUNTY OF JACKSON

On this 27 day of JANUARY, 2025, before me personally appeared Kevin Russell Alexander to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at JACKSON County, MISSOURI this 27th day of JANUARY, 2025.

Notary Public
My Commission Expires: 5-1-27

KELLY S. HAROLD
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: May 1, 2027
Commission # 23496785