Prepared by

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250350272

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $374,900 00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2025

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08 2025

Notary Public
My Commission Expi

Karen Johnson
Batch # 1254718
04/01/2025 10 29 28 AM
Fees $13 00 Taxes $1,165 13

Davidson County
DEEDWARR
2 pgs

20250401-0024521

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nam Luu 4802 A Citrus Dr Nashville, TN 37211	New Owner	Tax Parcel ID No 147-04-0-047 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, **Betsy K. Thompson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nam Luu, unmarried man**, ("Grantee"), his 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(s) 113, as shown on the map entitled Section Two Beverly Heights, of record in Plat Book 2331, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to PRENTICE G. KEMP and wife, OPHELIA REECE KEMP, by deed from MALLERNEE REALTY COMPANY, INC., of record in Book 2858, page 71, dated December 9, 1958, said Register's Office.

PRENTICE G KEMP having died, leaving OPHELIA REECE KEMP as the surviving tenant by the entirety.

Being the same property conveyed to HILLSBORO PROPERTY MANAGEMENT CO., INC , by deed from OPHELIA REECE KEMP, of record in Book 6951, page 346, dated August 11, 1986, said Register's Office

Being the same property conveyed to OPHELIA REECE KEMP by deed in lieu of foreclosure from HILLSBORO PROPERTY MANAGEMENT CO , INC , of record in Book 8486, page 660, dated November 13, 1991, said Register's Office.

OPHELIA REECE KEMP having died on or about October 4, 1997 Her Last Will and Testament being filed in the Circuit Court Probate Division of Davidson County, Tennessee, under Docket #97P1859, devised the subject property to her three daughters, NANCY WALLER, BETSY CHIMANDER AND PEGGY SCHUMAKER.

Being the same property conveyed to BETSY K. THOMPSON AND HUSBAND, JAMES S. THOMPSON, by quitclaim deed from NANCY WALLER, PEGGY SCHUMAKER AND BETSY K THOMPSON, SOLE HEIRS OF OPHELIA REESE KEMP, of record in Book 10802, page 858 , dated February 13, 1998 , said Register's Office (Betsy K. Thompson and Betsy Chimander are one and the same person.)

JAMES S. THOMPSON having died on or about September 9, 2024, leaving BETSY K. THOMPSON as the surviving tenant by the entirety

Elaine Kruppa executes this Warranty Deed on behalf of Betsy Thompson pursuant to a Power of Attorney recorded in Instrument No 2025-0226-0014379, said Register's Office

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

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par 147-04-0-047.00.

Matters shown on the Plan of record in Plat Book 2331, page 42, said Register's Office

Restrictive Covenants contained in instrument of record in Book 2440, page 199, said Register's Office.

This is improved property located at 4808 Humber Drive Nashville TN 37211

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 28th day of March, 2025

Betsy K. Thompson by Elaine Kruppa, her attorney in fact

Betsy K. Thompson by Elaine Kruppa, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elaine Kruppa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Betsy K Thompson and that she is authorized by Betsy K. Thompson to execute this instrument on her behalf

Witness my hand, at office, this 28th day of March, 2025

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026