RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-27974-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1257161 DEEDWARR
04/07/2025 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20250407-0026247

STATE OF TENNESSEE
COUNTY OF [redacted] Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Rachel K Lukeheart
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of Apr, 2025

Jennifer L. Pennell
NOTARY PUBLIC

My commission expires: [redacted]

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor C. Thigpen 898 Forest Acres Dr Nashville, TN 37220	Same address as new owner	160-02-0-009.00

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED THOUSAND AND 00/100 Dollars ($900,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WILLIAM GEORGE HANDEL, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TAYLOR THIGPEN, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of FOREST ACRES SUBDIVISION, SECTION THREE, as of record in Plat Book 1424, Page 56, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William George Handel, by Warranty Deed from Alfa Mutual Insurance Company, an Alabama Corporation, of record in Instrument No. 20020305-0027253, in the Register's Office of Davidson County, Tennessee, dated February 22, 2002, and recorded on March 05, 2002.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 898 Forest Acres Drive, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

William George Handel having since married, Johelen Scott joins in the execution of the Warranty Deed to convey any and all marital interest she may have to said property.

WITNESS MY/OUR HANDS, this 4th day of April, 2025

GRANTOR(S)

William George Handel

Johelen Scott

STATE OF ~~TENNESSEE~~ ILLINOIS MD
COUNTY OF Rock Island

Personally appeared before me, a Notary Public, William George Handel and Johelen Scott, 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 and seal, this the 4 day of April, 2025.

Official Seal
MONICA DEAN
Notary Public, State of Illinois
Commission No. 893360
My Commission Expires August 9, 2027

Notary Public

Monica Dean
Printed Notary Name

My commission expires: 08/09/27

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/4/25 (date of document).

Jennifer L. Pennell

April 7, 25

Date

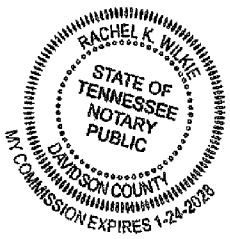
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 7, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____



Notary's Seal