Prepared by
Centennial Title Company, Inc.
30 Burton Hills Blvd , #165
Nashville, TN 37215

39-B
File #25-1073

Karen Johnson
Batch # 1260446
04/16/2025 09 40 30 AM
Fees $13 00 Taxes $1,628 00
Davidson County
DEEDWARR
2 pgs
20250416-0028969

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jared W. Marchbanks and Kristin L. Fowler, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Puffer Thompson, III and Sara-Jessica Thompson, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee Being Lot No. 8 on the Plan of Lindell Heights, as of record in Book 1835, Page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Jared W. Marchbanks and Kristin L. Fowler, husband and wife by Warranty Deed from Karin Dicker and Ray Dicker, wife and husband of record in Instrument No. 20180223-0017440 Register's Office for Davidson County, Tennessee, dated February 21, 2018 and recorded on February 23, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4823 Grinstead Place, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
William Puffer Thompson, III **Sara-Jessica Thompson** **4823 Grinstead Place** **Nashville, TN 37216**	Same as New Owner	**061-03-0-057.00**

WITNESS THE EXECUTION HEREOF this 14th day of April, 2025.

Jared W. Marchbanks

Kristin L. Fowler

State of Tennessee)
County of Davidson)

On this 14th day of April, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jared W. Marchbanks and Kristin L. Fowler, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 440,000.00.**

Affiant

Sworn and subscribed before me on this the 14th day of April, 2025.

Notary Public

My Commission Expires:

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-ORE-25-4823