| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corporation<br>3310 West End Avenue<br>Nashville, TN 37203<br>P25-8579-WE | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,100,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2025.<br>Notary Public<br>MY COMMISSION EXPIRES: _____<br>(AFFIX SEAL) |




Karen Johnson Davidson County
Batch# 1278438 DEEDWARR
05/28/2025 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20250528-0041809

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Christian Thompson** | **New Owner** | |
| 819 Forest Acres Drive | **4707 Soquel Creek Road** | 146-14-0-030.00 |
| Nashville, TN 37220 | **Soquel, CA 95073** | |
| (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, WE, **Savannah Clark, formerly known as Savannah Faulkinham, and Andrew Clark, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christian Thompson**

HEREINAFTER CALLED THE GRANTEE, 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. 7 on the Plan of Section One, Forest Acres Subdivision of record in Plat Book 1130, Page 104, 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. 7 fronts 149.15 feet on the South side of Forest Acres Drive and runs back between lines, 225 feet to a dead line in the rear measuring 148.57 feet thereon.**

**Being the same property conveyed to Savannah Faulkinham, unmarried by Warranty Deed from Jan Urbanowicz and wife, Holly Urbanowicz of record in Instrument No. 20210201-0013907 Register's Office for Davidson County, Tennessee, dated January 29, 2021 and recorded on February 01, 2021. The said Savannah Faulkinham is now known as Savannah Clark.**

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **819 Forest Acres Drive, Nashville, TN 37220**

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.

Witness our hands this the 23 day of May, 2025.

Savannah Clark

Savannah Clark

Andrew Clark

STATE OF South Carolina
COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Savannah Clark and Andrew Clark**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23 day of May, 2025.

My Commission expires: 5-20-2031

Eboni Muldrow
Notary Public

EBONI MULDROW
Notary Public - State of South Carolina
My Commission Expires
May 20, 2031

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **May 23, 2025**.

Date

Affiant Signature

**May 23, 2025**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **23rd** day of **May**, 20**25**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)