THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250450679**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me, this 4th day of June, 2025. Notary Public My Commission Expires: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1281785 DEEDWARR
06/05/2025 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250605-0044382

WARRANTY DEED

Address New Owner: Breanna P. Thomas 629 Country Meadow Court Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 150-07-0-192.00

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, **Kendra Ashley Andersen, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Breanna P. Thomas, an unmarried person** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Legal: Land in Davidson County, Tennessee, being Lot No. 169 on the plan of The Country, Section 5, as of record in Book 5200, Pages 271 (erroneously referred to as 217 previously) and 272, Register's Office for Davidson County, Tennessee.

Said Lot No. 169 fronts 34.55 feet on the Northerly margin of Country Meadow Court and extends back 1 19.2 feet on the Easterly line and 178.24 feet on the Westerly line to a broken line in the rear measuring 167.40 feet thereon.

Being the same property conveyed to KENDRA ASHLEY ANDERSEN, by deed from MP HOME SOLUTIONS PRO, INC., of record in Instrument No. 20210113-0005882, dated January 12, 2021, 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. 150-07-0-192.00.

Matters shown on the Plan of record in Plat Book 5200, pages 271-272, said Register's Office.

Easements for water and sewerage services of record in Book 6147, page 814 and Book 6147, page 817, said Register's Office.

This is improved property located at 629 Country Meadow Court Antioch TN 37013

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.

Kendra Ashley Andersen

Kendra Ashley Andersen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kendra Ashley Andersen, 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.

Witness my hand, at office, this 4th day of June, 2025.

Notary Public

My Commission Expires: _____

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

Certificate of Authenticity

I, Holly A. Mason, 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 June 4 2025.

Affiant Signature

6/4/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of June, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026