This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 East College Street, Suite B
Dickson, TN 37055
P25-0195-D

Karen Johnson Davidson County
Batch # 1283464 DEEDWARR
06/09/2025 10:55:58 AM 3 pgs
Fees: $18.00 Taxes: $5,587.00
20250609-0045115

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Kyle Kerrigan
1944 Old Hickory Blvd
Brentwood, TN 37027-4014

Send Tax Bills To:
Same

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, Phillip Royce Thompson and wife, Angela Joy Thompson

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Kyle Kerrigan and Elyssa Kerrigan, husband and wife,

hereinafter called the Grantees, 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. 15 on the Plan of Forrest Trails of record in Plat Book 3700, Pages 24 and 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Phillip Royce Thompson and wife, Angela Joy Thompson by Warranty Deed from Chester Goodwin Sadler, Trustee of the Chester Goodwin Sadler Revocable Trust u/t/a dated July 07, 2011 of record in Instrument No. 20120125-0007011 Register's Office for Davidson County, Tennessee, dated January 11, 2012 and recorded on January 25, 2012.

This conveaynce is subject to all matters shown on a plat of record in Plat Book 3700, Pages 24 and 25 in the Register's Office for Davidson County, Tennessee.

This conveaynce is subject to restrictions of record in Book 3929, Page 248 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7808, Page 397 in the Register's Office for Davidson County, Tennessee.

This is ☐ Unimproved ☒ Improved property known as 1944 Old Hickory Blvd, Brentwood, TN 37027-4014.

THIS CONVEYANCE IS SUBJECT TO: 2025 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 5th day of June, 2025.

Phillip Royce Thompson

Angela Joy Thompson

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip Royce Thompson and wife, Angela Joy Thompson 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 as their free act and deed.

Witness my hand and official seal at office this 5th day of June, 2025.

NOTARY PUBLIC
My Commission Expires: _____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 23, 2027

STATE OF TENNESSEE

COUNTY OF Dickson

The actual consideration or value, whichever is greater, for this transfer is $1,510,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of June, 2025.

Notary Public

My Commission Expires: _____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 23, 2027

Map &
Parcel: 158-10-0-002.00