**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1330267 DEEDWARR
10/03/2025 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20251003-0079120

File No. PA-25-10845

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Benjamin William Thompson and McKenzie Lynn White | Bank of Ann Abor | |
| (NAME) | (NAME) | 096-06-0-054.00 |
| 2845 Colonial Circle | 125 S Fifth Ave | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Ann Arbor, MI 48104 | |
| (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, I/we, **Michael Masterson and Tambra Masterson, husband and wife, and Gabriel L. Masterson, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **McKenzie Lynn White, an unmarried woman and Benjamin William Thompson, an unmarried man, as joint tenants with right of survivorship**, 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. 35 on the map of Colonial Village, as of record in Book 1424, Page 58, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 35 fronts 80 feet on the Southerly side of Colonial Circle and runs back between lines 318.01 feet on the Westerly line and 305.20 feet on the Easterly line, to a dead line in the rear measuring 40 feet thereon.**

**Being the same property conveyed to Michael Masterson and Tambra Masterson, husband and wife by Warranty Deed from John P. Bowman, unmarried of record in Instrument No. 20210428-0056974 Register's Office for Davidson County, Tennessee, dated April 26, 2021 and recorded on April 28, 2021.**

**Being the same property conveyed to Michael Masterson and Tambra Masterson, husband and wife, and Gabriel L. Masterson, unmarried, all as joint tenants with rights of survivorship by Quit Claim Deed from Michael Masterson and Tambra Masterson, husband and wife of record in Instrument No. 20221208-0127973 Register's Office for Davidson County, Tennessee, dated December 06, 2022 and recorded on December 08, 2022.**

**This is property more commonly known as 2845 Colonial Circle, Nashville, TN 37214.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 1st day of October, 2025.

Michael Masterson

Tambra Masterson

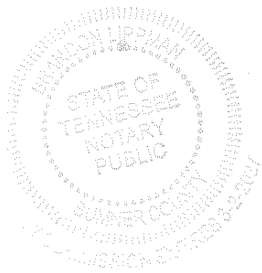
Gabriel L. Masterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of October, 2025, before me personally appeared Michael Masterson, Tambra Masterson and Gabriel L. Masterson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of October, 2025.

Notary Signature
My commission expires:



## True Copy Certification

I, **Tammy Carney,** 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 this the 1st day of October, 2025.

Affiant Signature
Date 10.1.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of October, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027