Karen Johnson Davidson County
Batch# 1402136 DEEDWARR
04/06/2026 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20260406-0027342

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $625,000.00.

Affiant

Subscribed and sworn before me this the 1 day of April, 2026.

Notary Public
My commission expires: 3-20-28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Guy Thornton	The Huntington National Bank	090-08-0R 002.00
636 B Annex Ave.	2778 West Jackson Street, Building C, 2nd Floor	
Nashville, TN 37209	Tupelo, MS 38801	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM SATCHER AND AMANDA SATCHER, HUSBAND AND WIFE, referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GUY THORNTON, SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit B on the Plan of 636 Annex Avenue Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for 636 Annex Avenue Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20170222-0017910, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 636 Annex Avenue Townhomes provided in said Declaration, together with the By-Laws appended thereto, the plat filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to William Satcher and Amanda Satcher, husband and wife, by deed dated 12/18/2017, from Lannie Boswell and Elizabeth Boswell, husband and wife, of record in Instrument No. 20171220-0129500, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 636B Annex Ave., Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 1 day of April, 2026.

William Satcher

Amanda Satcher

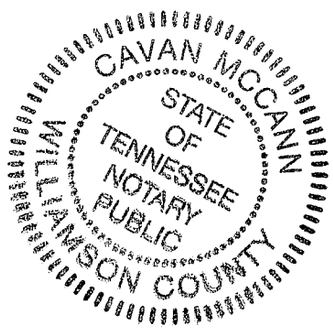
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Satcher and Amanda Satcher, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1 day of April, 2026.

My commission expires: 9/21/26

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 4|1|26 (date of document).

Affiant Signature

4|2|26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

