Karen Johnson
Batch # 1421064
05/15/2026 10:11:48 AM
Fees: $13.00 Taxes: $1,110.00
Davidson County
DEEDWARR
2 pgs
20260515-0043830

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

x Don A Thompson
Affiant

Subscribed and sworn to before me on this 8 day of May, 2026.

NICHOLAS PERENICH, JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 5/18/29

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle, Ste A
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Map-Parcel Number:
Don A. Thompson 879 General George Patton Rd. Nashville, TN 37221	New Owner	142 09 0B 879.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Charles T. Hutchins and wife Donna S. Hutchins, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto Don A. Thompson, hereinafter called the Grantee(s), their heirs, successors, and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 879, together with the Carport designated No. 879-C, of River Plantation, Section Five, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Pages 145 and 146, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and common elements of the Condominium.

Being the same property conveyed to Charles T. Hutchins and wife Donna S. Hutchins from Charles T. Hutchins, of record in Document 20200409-0037585, Register's Office for Davidson County, Tennessee.

This is improved property known as 879 General George Patton Rd. , Nashville, TN 37221.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee(s), their successors, and assigns, forever; and Grantor(s) do covenant with said Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor(s) do further covenant and bind themselves and their heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs, successors, and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Taxes for 2026 are assumed by Grantee.

WITNESS our hands this 6 day of May, 2026.

Charles T. Hutchins

Donna S. Hutchins

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles T. Hutchins and Donna S. Hutchins, with whom I am personally acquainted, and who acknowledged that s/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 8 day of May, 2026.

Notary Public

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/29