Karen Johnson Davidson County
Batch# 1448834 DEEDWARR
07/17/2026 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,377.25
20260717-0064914

WARRANTY DEED

File No. CR-26-2945

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $542,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2026

Notary Public

MY COMMISSION EXPIRES: 1/30/27
(AFFIX SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul J. Gardner and Melissa Gardner	New Owner	
(NAME)	(NAME)	
3221A Curtis Street		070-09-1A-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **Mark A. Thompson, Trustee of The Mark A Thompson Living Trust dated March 5, 2021**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul J. Gardner and Melissa Gardner, husband and wife, as joint tenants**, 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 Unit No. A on the Plan of Homes at 3221 Curtis, a Horizontal Property Regime with Private Elements, of record in Exhibit C in the Declaration of Covenants, Conditions and Restrictions for Homes at 3221 Curtis, a Horizontal Property Regime with Private Elements, at Instrument No. 20220314-0029554, 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 The Mark A. Thompson Living Trust by Warranty Deed from Harper Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20231106-0086468 Register's Office for Davidson County, Tennessee, dated November 02, 2023 and recorded on November 06, 2023.

This is property more commonly known as 3221A Curtis Street, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 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 14 day of July, 2026.

The Mark A Thompson Living Trust dated March 5, 2021

By: _____, TRUSTEE
Mark A. Thompson, Trustee

STATE OF FLORIDA
COUNTY OF Palm Beach

On this 14 day of July, 2026, before me personally appeared Mark A. Thompson, Trustee of The Mark A Thompson Living Trust dated March 5, 2021, 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 14 day of July, 2026.

_____
Notary Signature
My commission expires: 02252028

MARIA RESTO
Notary Public - State of Florida
Commission # HH 483198
My Comm. Expires Feb 25, 2028
Bonded through National Notary Assn.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **July 14, 2026**.

Date

Christen Rabe

Affiant Signature

7/16/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16th** day of **July**, 20____.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027