RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
2615 MEDICAL CENTER PKWY., STE. 1560
MURFREESBORO, TN 37129
VT260600041

WARRANTY DEED

Karen Johnson
Batch # 1452622
07/30/2026 09:08:18 AM
Fees: $13.00 Taxes: $2,405.00

Davidson County
DEEDWARR
2 pgs

20260730-0069985

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this the 29th day of July, 2026.

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 2615 MEDICAL CENTER PKWY., STE. 1560, MURFREESBORO, TN 37129

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Brenton Arney **and Gwendolyn R. Arney** **1709 Russell St.** **Nashville, TN 37206**	**SAME**	**083-14-0-059.00**

FOR AND IN 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,

Mark R. Thompson, Jr. and Lynda L. Thompson, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Brenton Arney and Gwendolyn R. Arney, 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. 92 on the Plan of Priest Home Place, plan not of record described according to an unregistered plat as follows:

SAID Lot No. 92 fronts 50 feet on the northerly side of Russell, formerly Ruth Street, and runs back between parallel lines, with easterly margin of a 15-foot alley, 160 feet to an alley in the rear.

BEING the same property conveyed to Mark R. Thompson, Jr. by Quitclaim Deed from Joanne J. Thompson, dated 9/12/1995 and recorded 9/25/1995 in Book 9805, Page 905; and the same property previously conveyed to Mark R. Thompson, Jr. and Joanne J. Thompson, husband and wife, by Warranty Deed from Kelly Clements, Jr. and Wallace R. Clements and Mary Frances Clements Fry, dated 12/31/1990 and recorded 1/4/1991 in Book 8269, Page 164, and as re-recorded on 11/4/1991 in Book 8478, Page 426, Register's Office for Davidson County, Tennessee.

The undersigned Lynda L. Thompson spouse of Mark R. Thompson joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1709 Russell St., Nashville, TN 37206**
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 our hands this 29th day of July, 2026.

Mark R. Thompson Jr.
Mark R. Thompson, Jr.

Lynda L. Thompson
Lynda L. Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark R. Thompson, Jr. and Lynda L. Thompson the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 2026.

Commission Expires:_____

Gail C Vincent
Notary Public

