Karen Johnson Davidson County
Batch# 830516 DEEDWARR
03/29/2022 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $710.40
20220329-0036140

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $192,000.00

Brandon A Adams
Affiant

Subscribed and sworn to before me, this 22nd day of March, 2022.

Jennifer Russell
Notary Public
My commission expires:
03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandon Adams, Trustee **The 4736 Cascade Dr Trust**	**New Owner**	**06416000700**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

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 ACKNOWLEDGE, WE,

Judy M. Thomas, unmarried

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

Brandon Adams, Trustee of The 4736 Cascade Dr Trust

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. 270A, on the Zone Lot Division of Lot No. 270, Sherwood Forest, Section 4, of record in Plat Book 4460, Page 182, as amended in Plat Book 5190, Page 757, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Judy M. Thomas, married, and Samuel DeWayne Thomas, unmarried, by Quitclaim Deed from Judy M. Thomas, married, dated September 8, 2010, of record in Instrument No. 20100917-0074306, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Judy M. Thomas, by Cash Deed for Tennessee from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., dated March 11, 1993, of record in Book 8888, Page 888, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Judy M. Thomas, unmarried by Quitclaim Deed from Samuel DeWayne Thomas. unmarried as recorded on the _____ day of March, 2022 in Instrument No. 202203290036139, in the Register's Office for Davidson County, Tennessee. The spouse of Judy M. Thomas, Jerry W. Thomas, having since died on March 27, 2015 leaving Judy M. Thomas as the sole surviving spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4736 Cascade Dr, Old Hickory, TN 37138.

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 in 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.

Judy M. Thomas Date: 3/17/22

Judy M. Thomas

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Judy M. Thomas, the within named Grantor(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, at office, this 17th day of March, 2022.

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Vanessa Cortner
NOTARY PUBLIC

My Commission Expires: 05-07-2024

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/17/2022 (date of document).

Jennifer Russell
Affiant Signature

3/22/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 22nd day of March 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

