WARRANTY DEED

Karen Johnson Davidson County
Batch # 1140908 DEEDWARR
05/30/2024 11:08:10 AM 2 pgs
Fees: $13.00 Taxes: $1,735.30

20240530-0040107

File #24-PA-5126-P

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,000.00.

Loyal W. Carpenter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Loyal Carpenter and Sara Carpenter	**Freedom Mortgage Corporation**	
(NAME)	(NAME)	
5126 Edmondson Pike	**401 Route 73 North 30 Lake Center**	**147 14 0 005.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Marlton, NJ 08053**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ERIC D. THOMAS AND STEPHANIE B. THOMAS, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

LOYAL W. CARPENTER AND SARA CARPENTER, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 106, on the Plan of Candlestick Farms, Section One, of record in Plat Book 3300, Page 56, Register's Office for Said County, to which plat reference is hereby made for a more particular description of said property.

Beginning at appoint in the northerly margin of Candlestick Road, thence in a Westerly direction, along the Northerly margin of Candlestick Road, 97.0 feet to a concrete monument, which is the beginning of a curve; thence in a Northwesterly direction around said curve 39.3 feet to a concrete monument in the easterly margin of Edmondson Pike; thence in a Northerly direction along the easterly margin of Edmondson Pike 73.0 feet to a point; thence in a easterly direction 152.1 feet to a concrete monument; thence in a Southerly direction 115.5 feet to a concrete monument, which is the point of beginning.

Being the same property conveyed to Eric D. Thomas and wife, Stephanie B. Thomas, by Warranty Deed from Kenneth Allen White, unmarried, of record in Instrument No. 20140303-0017647, in the Register's Office of Davidson County, Tennessee, dated February 25, 2014 and recorded on March 03, 2014.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Candlestick Farms, Section One, as recorded in Plat Book 3300, Page(s) 56.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3375, Page 391.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **5126 Edmondson Pike, Nashville, TN 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 28th day of May, 2024.

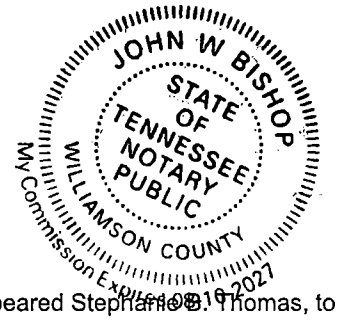
Eric D. Thomas

Stephanie B. Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2024, before me personally appeared Eric D. Thomas, 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.

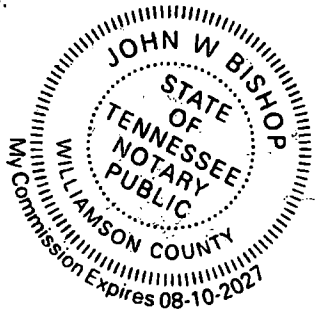
Witness my hand, at office, this 28th day of May, 2024.



Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2024, before me personally appeared Stephanie B. Thomas, 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 28th day of May, 2024.



Notary Signature
My commission expires:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-P-24-5126