Karen Johnson
Batch # 1234735
02/06/2025 09 42 47 AM
Fees $13 00 Taxes $1,369 00
Davidson County
DEEDWARR
2 pgs
20250206-0009010

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
25-10006

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $370,000

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 27, 2027

Sworn to and subscribed before me this 4 day of February, 2025.

Affiant

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Charles L. Wingo, III 6258 Lickton Pike Goodlttsville, TN 37072	New Owner	113-00-0-107.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John M. Thompson, Jr. and wife Patricia Faye Thompson a/k/a Patricia F. Thompson,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Charles L. Wingo, III, married,** hereinafter called the Grantees, his heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Charlene Jones Subdivision of record in Plat Book 6200, Page 330, 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 John M. Thompson, Jr. and wife, Patricia F. Thompson by Warranty Deed from Sharon D. Ray, unmarried of record in Book 7446, page 657, Register's Office for Davidson County, Tennessee, dated January 07, 1988 and recorded on January 11, 1988.

General Durable Power of Attorney of record in Instrument 20231116-0089323, Register's Office for Davidson County, Tennessee, dated November 7, 2023 and recorded on November 16, 2023.

This is improved property known as **7866 Old Charlotte Pike, Nashville, TN 37209**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 4 day of February, 2025.

John M. Thompson, Jr.

Patricia Faye Thompson By John Murray Thompson Jr. ATTORNEY IN FACT
Patricia Faye Thompson by John Murray Thompson Jr.,
as Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John M. Thompson, Jr., the within named bargainor, with whom I am personally acquainted (or proved his identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of February, 2025.

Notary Public
My Commission Expires:

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 27, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared John Murray Thompson, Jr., as Attorney-In-Fact for Patricia Faye Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged to be the Attorney-in-fact for Patricia Faye Thompson the within bargainor, and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Patricia Faye Thompson, the within named bargainor by the said John Murray Thompson Jr. as such Attorney-in-Fact.

Witness my hand, at office, this 4 day of February, 2025.

Notary Public
My Commission expires:

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 27, 2027