2025-56-SH Box 14

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 364,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of April, 2025

Notary Public
My commission expires 7/17/2027
(AFFIX SEAL)

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Karen Johnson
Batch # 1257943
04/11/2025 11 33 26 AM
Fees $13 00 Taxes $1,346 80

Davidson County
DEEDWARR
2 pgs

20250411-0027261

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tracey Garrett	"New Owner"	091-02-0-053.00
129 Bethlehem Rd.		
Lebanon, TN 37087		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tammy Carlene Maynard, unmarried, and as the Sole Heir-at-Law of Shirley Ann Thompson, and joined by Stella Jenkins, Personal Representative of The Estate of Shirley Ann Thompson

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

Tracey Garrett, a married man

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 7 of Block 16 on the Map of Cherokee Park Subdivision, as of record in Plat Book 161, page 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John C Thompson, Jr., and wife, Shirley A. Thompson by Warranty Deed dated October 1, 1973, from Malcon R. Foster and wife, Reba J. Foster, of record in Book 4761, page 614, Register's Office for Davidson County, Tennessee. John C Thompson, Jr. quitclaimed his interest in said property to Shirley A. Thompson by Quitclaim Deed dated August 9, 1989, of record in Book 7911, Page 57, said Register's Office John C. Thompson, Jr., died in 1998. Shirley A. Thompson aka Shirley Ann Thompson, a widow, died intestate on January 18, 2025, and Stella Jenkins, her sister, was appointed to be the Administratrix for her Estate filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No 25P-269, on February 10, 2025. Shirley Ann Thompson's interest in said property vested in her daughter, Tammy Carlene Maynard, being her sole heir-at-law, and as established by two Affidavits of Heirship for Shirley Ann Thompson of record in Instrument No. 20250411-0027258, and Instrument No. 20250411-0027259 and further see Quitclaim Deed dated April 7, 2025, from Ashley Dye conveying all her interest in said property to Tammy Carlene Maynard, of record in Instrument No. 20250411-0027260, said Register's Office for Davidson County, Tennessee..

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable.

All matters as shown on the Map of record in Book 161, page 75, said Register's Office, shows an Owner's Certificate , and is subject to all matters as set forth therein.

This is improved (_X_) Unimproved (____) property, known as 6206 Pennsylvania Avenue, Nashville, TN 37209

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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 7th day of April, 2025.

Tammy Carlene Maynard, Sole Heir-at-Law of Shirley Ann Thompson

Stella Jenkins, Personal Representative of the Estate of Shirley Ann Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tammy Carlene Maynard, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 7th day of April, 2025.

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of April, 2025, before me personally appeared Stella Jenkins, as the Personal Representative of the Estate of Shirley A Thompson, 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 and official seal at Nashville, Tennessee, this 7th day of April, 2025.

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON