STATE OF TENNESSEE
COUNTY OF SUMNER

Karen Johnson Davidson County
Batch# 1265939 DEEDWARR
04/30/2025 10:29:30 AM 5 pgs
Fees: $28.00 Taxes: $740.00
20250430-0033275

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2025.

Notary Public
MY COMMISSION EXPIRES: 2.27.29
File No. 25-22983

AMBER D AMALONG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Clyde E. Thompson (NAME)	New Owner (NAME)	081-06-0-073
818 Kenwick Ct. (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Cora M. Patton, an unmarried woman, Clyde E. Thompson, an unmarried man, Dorothy J. Pamplen, an unmarried woman, Barbara G. Thompson, an unmarried woman, Calvin C. Thompson, an unmarried man, George H. Thompson, III, an unmarried man, and Monica Thompson, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clyde E. Thompson, an unmarried 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:

BEING Lot No. 8 on the Map of Cumberland Gardens, Section IV, as of Record in Book 3106, Page 24, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Deerfield Drive, said point being the common front corner of Lots Nos. 9 and 10; thence in a southerly direction along the lot line between said Lots 9 and 10, 104.0 feet to a point, said point being the common rear corners of Lots 9 and 10, thence in an easterly direction 69.5 feet to a point in the westerly margin of Salem Mason Drive; thence along the said margin of said Drive, in a northerly direction 85.2 feet to a point, the beginning of a curve to the left, thence continuing around said curve in a northwesterly direction 31.8 feet to a point in the southerly margin of Deerfield Drive, thence along the said margin of said Drive in a westerly direction 51.3 feet to the point of beginning.

Being the same property previously conveyed to George H. Thompson and wife, Gaynell H. Thompson by Warranty Deed dated August 22, 1961 from Pyramid Property Company, recorded August 24, 1961 in Book 99, page 554, in the Register's Office of Davidson County, Tennessee.

Further, Being the same property previously conveyed to Cora M. Patton and Clyde E. Thompson by Quitclaim Deed dated November 20, 2002 from Gaynell H. Thompson, a widow, while reserving a life estate, recorded November 21, 2002 in Instrument Number 20021121-0144827, in the Register's Office of Davidson County, Tennessee.

Also, the said George H. Thompson having since died on January 14, 1971, thereby vesting the subject property in Gaynell H. Thompson as surviving tenant by the entirety.

Further, Being the same property conveyed to Cora M. Patton, Clyde E. Thompson, Maylon Thompson, Dorothy J. Pamplen, Barbara G. Thompson, Calvin C. Thompson, and George H. Thompson, III by Quitclaim Deed dated February 19, 2013 from Cora M. Patton and Clyde E. Thompson, recorded February 21, 2013, in Instrument Number 20130221-0017441, in the Register's Office of Davidson County, Tennessee.

The said Gaynell H. Thompson having since died intestate on March 27, 2017 thereby extinguishing her life estate.

Maylon Thompson having since died intestate on May 2, 2021, thereby vesting Maylon Thompson's portion of the property to his sole heir Monica Thompson. See affidavit of Heirship of record in Instrument Number 20250424-0031572, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2601 Deerfield Drive, Nashville, TN 37208.

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. Whenever 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 25th day of April, 2025.

Cora M. Patton

Clyde E. Thompson

Dorothy J. Pamplen

Barbara G. Thompson

Monica Thompson

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 25th day of April, 2025, before me personally appeared Cora M. Patton, Clyde E. Thompson, Dorothy J. Pamplen, Barbara G. Thompson, and Monica 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, at office, this 25th day of April, 2025.

Notary Signature
My commission expires: 6/7/26

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

Witness my/our hand(s) this 28 day of April, 2025.

George H. Thompson, III

STATE OF TENNESSEE
COUNTY OF Davidson

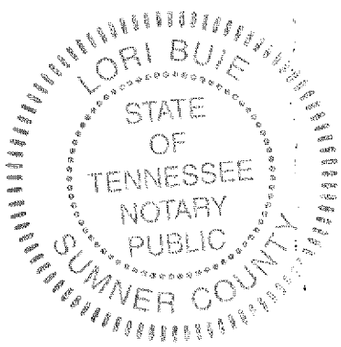
On this 28 day of April, 2025, before me personally appeared George H. Thompson, III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of April, 2025.

Notary Signature
My commission expires: 6/29/27

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 3706



Witness my/our hand(s) this 28 day of April, 2025.

Calvin C. Thompson

Calvin C. Thompson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28 day of April, 2025, before me personally appeared Calvin C. 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, at office, this 28 day of April, 2025.

Lori Buie

Notary Signature
My commission expires: 6/29/27

LORI BUIE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 4/25/2025 (date of document).

Affiant Signature

4/28/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 28 day of April, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202504300033275