Karen Johnson Davidson County
Batch# 1272216 DEEDWARR
05/12/2025 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,372.70
20250512-0037306

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

LL# 10617-12

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Edward A. Clemmons 1979 Gatlin Drive Nashville, TN 37210	Southern Bank of Tennessee 675 N Mt Juliet Rd Mt. Juliet, TN 37122	106-14-0-015

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Vickie Lyn Thieman, a single woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Edward A. Clemmons, an unmarried man,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 1979 Gatlin Drive, Nashville, TN 37210 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land situated in Davidson County, Tennessee:

Lot 12, on the map of Raymond Heights, as shown on plat of record in Plat Book 1424, Page 141, in the Register's Office of Davidson County, Tennessee, and further described as follows:

Said Lot No. 12 fronts 55 feet on the westerly side of Gatlin Drive and extends back between lines 176.6 feet on the southerly side and 217.2 feet on the northerly side to a dead line in the rear measuring 110 feet thereon.

Being the same property conveyed to Carl John Thieman and wife, Josephine T. Thieman, by Warranty Deed dated August 25, 1950, from Clyde Smith and wife, Dorothy F. Smith, recorded August 31, 1950, in Book 1879, Page 553, in the Register's Office of Davidson County, Tennessee.

The said Carl John Thieman predeceased his wife, the said Josephine T. Thieman, leaving the subject property vested solely in the said Josephine T. Thieman.

Further, the said Josephine T. Thieman died on or about June 21, 2020, and by her Last Will and Testament, being duly probated in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), devised the subject property to Vickie Lyn Thieman.

See also, Executrix's Quitclaim Deed dated February 2, 2021, wherein the said Vickie Lyn Thieman, in her capacity as Executrix for the Estate of Josephine T. Thieman, conveyed all of her right, title, and interest in the subject property to Vickie Lyn Thieman, being recorded March 2, 2021, in Instrument No. 20210302-0025938, in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 1979 Gatlin Drive, Nashville, TN 37210.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 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), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 12th day of May, 2025.

Vickie L. Thieman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 2025, before me personally appeared Vickie L. Thieman, 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 12th day of May, 2025.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF WILSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$365,000.00~~ *, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

* $371,000.00

AFFIANT

Sworn to and subscribed before me this 12th day of May, 2025.

Notary Public
My commission expires: 1.21.2029

THERESA J. WIGGINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 May 12, 2025.

John M. Lee, Attorney

Date: May 12, 2025

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 12th day of May 2025.

Notary Public

MY COMMISSION EXPIRES:
8-31-2027

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY