Karen Johnson Davidson County
Batch# 1275778 DEEDWARR
05/20/2025 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,934.32
20250520-0039740

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $522,788.00. Affiant Subscribed and sworn to before me, this the 12th day of May, 2025. Notary Public My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires 9/27/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sunny Dada	New Owner(s)	077-00-0-035.00
8369 Cub Creek Road		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTINE THOMPSON, A WIDOWER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUNNY DADA, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 2 on the Plan of Final Plat of Heatherly Subdivision, Section Two of record in Plat Book 8250, Page 164, 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 Christine Thompson by Warranty Deed from Sherwin Heatherly and Debra Russell Devisees under the Last Will and Testament of Stroud Heatherly, and Danny Watson and Joseph George, Co-Executors of the Estate of Stroud Heatherly of record in Instrument No. 20160120-0005805 Register's Office for Davidson County, Tennessee, dated January 14, 2016 and recorded on January 20, 2016.

Being the same property conveyed to John Allen Neel and Christine Thompson, husband and wife, as tenants by the entirities, by Quitclaim Deed from Christine Thompson of record in Instrument No. 20201231-0155011 Register's Office for Davidson County, Tennessee, dated December 29, 2020 and recorded on December 31, 2020.

Said John Allen Neel having deceased on or about October 6, 2024, vesting Christine Thompson as surviving tenant.

See Power of Attorney recoreded in Instrument No. 20250226-0014316, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 8369 Cub Creek Road, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of May, 2025.

Christine Thompson by Lynn Thompson, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lynn Thompson, as attorney in fact for Christine Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of May, 2025.

Notary Public

My Commission Expires: 02/28/2026

Certificate of Authenticity

I, Drusilla Bryant, 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 5-16-25.

Drusilla Bryant
Affiant Signature

5-16-25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of May, 25.

Notary's Signature

My Commission Expires: _____

Notary's Seal

