RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QMTL-30246-25

Karen Johnson Davidson County
Batch# 1279955 DEEDWARR
05/30/2025 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $4,754.50
20250530-0042712

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,285,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May 2025.

NOTARY PUBLIC

My commission expires: October 25, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Brooke Thomas and Scott Mason Thomas, Jr. 1208 Pointe Place Old Hickory, TN 37138.	BankSouth Mtg Co 3290 Northside Pkwy Ste 600 Atlanta, GA 30327	064-03-0B-088.00

FOR AND IN CONSIDERATION of the sum of ONE MILLION TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars ($1,285,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STONEHORSE REAL ESTATE HOLDINGS, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KIMBERLY BROOKE THOMAS AND SCOTT MASON THOMAS, JR., WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 241 on the Plan of Phase Six, Section One, Brandywine Pointe, of record in Plat Book 7900, Page 805, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stonehorse Real Estate Holdings, LLC from Thomas G. Pappas, Jr., unmarried, by Warranty Deed dated July 18, 2022, and recorded August 9, 2022, in Instrument Number 20220809-0090605, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1208 Pointe Place, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28 day of May, 2025

GRANTOR(S)

Stonehorse Real Estate Holdings, LLC, a Tennessee Limited Liability Company

By: Ricky D. Cook
Ricky D. Cook, Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Richard D. Cook of the state and county mentioned, personally appeared Ricky D. Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be manager of Stonehorse Real Estate Holdings, the within named bargainor, a Limited Liability Company, and that such Stonehorse Real Estate Holdings as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

WITNESS my hand and seal, this the 28 day of May 2025.

Shannon O'Neill
Notary Public

Shannon O'Neill
Printed Notary Name

My commission expires: 1/22/29

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 5/28/25.

Affiant Signature – Joshua A. Terry

5/29/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/29/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27