Karen Johnson Davidson County
Batch# 1288504 DEEDWARR
06/23/2025 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20250623-0049024

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $415,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2025.

Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 7509 Thornwood Court Trust	**New owner**	**087020A05300CO**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

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 HEREBY ACKNOWLEDGE, WE,

Tracie Diane Bearden, unmarried

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

Erin Dias, Trustee of The 7509 Thornwood Court Trust

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. 15, Final Plat of Cobblestone Landing, Phase 2A, of record in Instrument No. 20080220-0016775, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Tracie Diane Bearden, married, by Warranty Deed from Dustin S Delgado and Rachel D Delgado, husband and wife, dated June 4, 2015, of record in Instrument No. 20150608-0053605, in the Register's Office for Davidson County, Tennessee. Scott Eric Enright, husband of Tracie Diane Bearden, having since died on September 5, 2021

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Sewer Easement of record in Book 7079, Page 196 and Book 7083, Page 435; and Book 7607, Page 135, Register's Office for Davidson County, Tennessee.

Joint Access/Public Utility Easement of record in Book 8190, Page 75, Register's Office for Davidson County, Tennessee.

Waterline Easement of record in Book 11476, Page 233, Register's Office for Davidson County, Tennessee.

Stormwater Easement of record in Instrument 200311060163210, Register's Office for Davidson County, Tennessee.

Restriction Amendments of record in Instrument No. 20150409-0031383, Instrument No. 20160413-0035478, & Instrument No. 20160413-0035479, said Register's Office.

By-Law Amendment of record in Instrument No. 20160413-0035480, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 7509 Thornwood Ct, Mt Juliet, TN 37122.

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 in 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. 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.

Tracie Diane Bearden Date: 6/15/25

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Tracie Diane Bearden, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June 2025, _____.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Certificate of Authenticity

I, Katie Smith, 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 6/18/25.

Date

Affiant Signature

6/18/25

Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 18 day of June, 2025.

Notary's Signature

My Commission Expires: 12-2-28

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY