2025-1620-TN

WARRANTY DEED

Karen Johnson
Batch # 1300525
07/22/2025 09 19 54 AM
Fees $13 00 Taxes $1,054 50
20250722-0057556

Davidson County
DEEDWARR
2 pgs

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$285,000.00.**

Affiant

Subscribed and sworn to before me this 18 day of July, 2025

Notary Public
My Commission expires _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBER
Henry Wyndham Thompson	New Owner	052-05-0-069
414 Emmitt Ave		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Henry Wyndham Thompson and Jenny Thompson, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee.

Land In Davidson County, Tennessee, being Lot No. 38, Block 1, on the Plan of Power and Roth's Revised Plan of Madison Park Subdivision, of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference Is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wanda Williams, an unmarried woman, by Warranty Deed, from Blue Mountain Investment Group, LLC, a Tennessee Limited Liability Company dated April 29, 2025 and recorded April 30, 2025 at Instrument Number 20250430-0033255 in the Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **Taxes and assessments for the year 2025 and subsequent years a lien, but not yet due and payable.**
2. **All matters of record on plat of record in Book 843, Page 7, in the Register's Office of Davidson County, Tennessee.**
3. **Subject to the Easement, recorded in Book 8789, Page 947 in the official records of the Davidson County Register of Deeds.**

This is improved property known as. **414 Emmitt Avenue, Nashville, TN 37115.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the afore described real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons

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.

WITNESS our hands this 18th day of July, 2025.

Wanda Williams

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 18th day of July, 2025.

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires 8/3/26