WARRANTY DEED

Karen Johnson Davidson County
Batch# 1304225 DEEDWARR
07/31/2025 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,716.80
20250731-0060842

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: OCTOBER 25, 2026
(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

File No.: 250256

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Laura Thompson and Germain Thompson	**New Owner**	042-13-0-077.00
(NAME)	(NAME)	
236 Foxboro Drive		
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SIXTY-FOUR THOUSAND AND NO/100 Dollars ($464,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES YOUNG, TRUSTEE OF THE GLENDA GARDNER FAMILY TRUST U/W DATED JANUARY 23, 2013, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAURA THOMPSON AND GERMAIN THOMPSON, WIFE AND HUSBAND, 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. 30 on the Plan of Section Two, Hedgewood Hills, of record in Plat Book 3700, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 155.31 feet on the Northerly margin of Foxboro Drive and extends back 405.61 feet on the Easterly line and 426.34 feet on the westerly line, to a dead line in the rear on which it measures 160.22 feet.

Being the same property conveyed to Albert E. Gardner by Warranty Deed from Derrell K. Jones and wife, Chris V. Jones of record in Book 7840, page 112, Register's Office for Davidson County, Tennessee,

dated April 28, 1989 and recorded on May 12, 1989.

Being the same property conveyed to Albert E. Gardner and wife, Vicky S. Gardner by Quitclaim Deed from Albert E. Gardner of record in Book 7889, page 448, Register's Office for Davidson County, Tennessee, dated June 15, 1989 and recorded on July 14, 1989.

Being the same property conveyed to Edward J. Gross, Trustee by Quitclaim Deed from Albert E. Gardner and Vicky Gardner, of record in Book 7938, Page 266, Register's Office for Davidson County, Tennessee, dated September 14, 1989, and recorded on September 15, 1989.

Being the same property conveyed to Vicky L. Gardner by Quitclaim Deed from Edward J. Gross, Trustee, of record in Book 7938, Page 266, Register's Office for Davidson Count, Tennessee, dated September 14, 1989 and recorded on September 15, 1989.

Being the same property conveyed to D. W. McMackin, Trustee by Quitclaim Deed from Vicky L. Gardner, of record in Book 8067, Page 475, Register's Office for Davidson County, Tennessee, dated March 19, 1990, and recorded on March 19, 1990.

Being the same property conveyed to Albert E. Gardner and wife, Vicky S. Gardner, aka Vicky L. Gardner by Quitclaim Deed from D.W. McMackin, Trusteee, of record in Book 8067, Page 475, Register's Office for Davidson County, Tennessee, dated March 19, 1990 and recorded on March 19, 1990.

Being the same property conveyed to Albert E. Gardner by Quitclaim Deed from Vicky Sue Gardner, pursuant to a final decree of divorce dated January 30, 1995 in the case of Vicky Sue Gardner v Albert E. Gardner, No. 94D3931, of record in Book 9646, page 469, Register's Office for Davidson County, Tennessee, dated February 28, 1995 and recorded on April 17, 1995.

Being the same property conveyed to Albert E. Gardner and Glenda J. Gardner, husband and wife by Quitclaim Deed from Albert E. Gardner of record in Instrument No. 20021111-0138852 Register's Office for Davidson County, Tennessee, dated October 25, 2002 and recorded on November 11, 2002. Said Albert E. Gardner died on March 22, 2013, vesting Glenda J. Gardner as surviving tenant. Glenda J. Gardner died on April, 30, 2021. Probate of record in Case Number 21P1076 in the Probate Court for Davidson County, Tennessee.

Being the same property conveyed to James Young, Trustee of the Glenda Gardner Family Trust U/W Dated January 23, 2013 by Personal Representative's Quitclaim Deed from James Young, Personal Representative of the Estate of Glenda Gardner of record in Instrument No. 20250525-0060378 Register's Office for Davidson County, Tennessee, dated May 20, 2022 and recorded on May 25, 2022.

unimproved ☐
This is improved ☒ property, known as 236 Foxboro Drive, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors 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.

Witness our hands this 31st day of July, 2025.

James Young, Trustee of the Glenda Gardner Family Trust U/W Dated January 23, 2013

BY: James Young, Trustee
James Young
Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, Gregg W. Clarke the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared James Young, 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 Trustee (or other officer authorized to execute the instrument) of the Glenda Gardner Family Trust U/W Dated January 23, 2013, the within named bargainor, a corporation, and that such James Young as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Trustee.

Witness my hand and seal, at office in 31st day of July, 2025

Notary Public
Printed Name: Gregg W. Clarke

My Commission Expires: October 25, 2026

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 July 31, 2025.

Date

Affiant Signature

July 31, 2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31st day of July, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC. 19, 2028