WARRANTY DEED

Karen Johnson Davidson County
Batch# 1311728 DEEDWARR
08/19/2025 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20250819-0066245

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $210,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF AUGUST, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 03/28/28

MACKENZIE REINACHER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3448LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
LJS Properties, LLC	New owner	
2935 Emery Drive	〃	
Nashville, TN 37214	〃	096 10 0 191.00

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 ACKNOWLEDGED, WE, **CHARLES STEVEN THOMPSON AND MARY GWEN THOMSPSON, SOLE HEIRS AT LAW OF CHERYL LEANNE THOMPSON AND AMY THOMPSON MORRIS, ADMINISTRATOR OF THE ESTATE OF CHERYL LEANNE THOMPSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LJS PROPERTIES, LLC** 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:

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 305, CLOVERHILL, SECTION NO. V, as shown on plat of record in Plat Book 2133, Page 88, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cheryl Thompson*, a single woman, by Warranty Deed from Lamar J. Ernst, a single man, dated February 26, 2007, and recorded March 6, 2007, of record in Instrument No. 20070306-0027472, in the Register's Office for Davidson County, Tennessee.

*Cheryl Thompson having died intestate on or about March 12, 2025, leaving her interest to Charles Steven Thompson and Mary Gwen Thompson, the Heirs at Law of Cheryl Thompson** This transfer is made pursuant to the Agreed Order Approving Sale of Real Estate entered by the Probate Court for Davidson County, Tennessee, Case No. 25P703, authorizing the Administrator to sell the decedent's real property

**See Affidavit of Heirship recorded at Instrument No.: 20250819-0066191

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 2133, Page 88 and Plat Book 2133, Page 89, of the Public Records of Davidson County, Tennessee. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

This is Improved property known as 2935 Emery Drive, Nashville, TN 37214

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 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.

Witness my hand on the 15 day of August, 2025.

Charles Steven Thompson

Witness my hand on the 15 day of August, 2025.

Mary Gwyn Thompson

Witness my hand on the 15 day of August, 2025.

Amy Thompson Morris, Administrator of the estate of Cheryl Leanne Thompson

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, a Notary Public of said County and State, CHARLES STEVEN TOMPSON AND MARY GWEN THOMSPSON, SOLE HEIRS OF CHERYL LEANNE THOMPSON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that

Witness my hand and official seal at Lebanon Tennessee, this 15 th day of August, 2025.

Notary Public

My Commission Expires: 8-8-2027

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Amy Thompson Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the duly appointed Administrator of the Estate of Cheryl Leanne Thompson and executed the same as the free act and deed of said Estate.

Witness my hand and official seal at Lebanon Tennessee, this 15 th day of August, 2025.

Notary Public

My Commission Expires: 8-8-2027

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 08/15/2025 (date of document).

Affiant Signature

08/15/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 15th day of August, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202508190066245