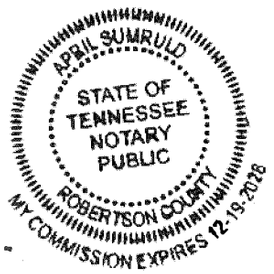
Karen Johnson Davidson County
Batch# 1311847 DEEDWARR
08/20/2025 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,082.25
20250820-0066422

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $292,500.00.

Amanda L Hew
Affiant

Subscribed and sworn to before me, this the 15th day of August, 2025.

April Sumruld
Notary Public

My commission expires: 12·19·2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William R. Thomason	CrossCountry Mortgage, LLC	033-16-0-092.00
200 Slayton Drive	2160 Superior Avenue	
Madison, TN 37115	Cleveland, OH 44114	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CASSANDRA TRIPP, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM R. THOMASON, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 72-A, Zone Lot Division of Primrose Meadows, Section One, of record in Plat Book 5800, Page 311, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cassandra Tripp, a single woman by Warranty Deed from Mark G Williams and wife Cynthia L. Williams of record in Instrument No. 20221108-0119808 Register's Office for Davidson County, Tennessee, dated November 4, 2022 and recorded on November 8, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 200 Slayton Drive, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of August, 2025.

Cassandra Tripp

Cassandra Tripp

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cassandra Tripp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of August, 2025.

Notary Public

My Commission Expires: 2/15/30 Michael J. O'Sullivan

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 15. 2025.

Affiant Signature

19th day of August, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028