WARRANTY DEED

Karen Johnson
Batch # 1315813
08/28/2025 02:36:01 PM
Fees: $13.00 Taxes: $1,005.29

Davidson County
DEEDWARR
2 pgs

20250828-0069106

W-CM-25-644

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05/08/2028

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL NUMBER (S)
Lauri Hodges and Russell Barr	**Same As New Owner**	
(NAME)	(NAME)	**075-08-0-067.00**
304 Willow Bough Ln		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN DANIEL THOMAS, ADMINISTRATOR OF THE ESTATE OF JOYCE B. THOMAS AND STEPHEN DANIEL THOMAS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURI HODGES, A SINGLE WOMAN, AND RUSSELL BARR, A MARRIED MAN, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 224 on the Plan of Tulip Grove, Section IV, as of record in Book 4175, Page 12, Register's Office for said County.

Said Lot fronts 87.25 feet on the south side of Topeka Drive and runs back 140.30 feet on the west line and 141.57 feet on the east line, to a dead line in the rear on which it measures 98.80 feet.

Being the same property conveyed to Creed D. Thomas and wife, Joyce B. Thomas by Warranty Deed from James A. Pomeroy and wife, Anne B. Pomeroy of record in Book 5287, Page 305, Register's Office for Davidson County, Tennessee, dated May 15, 1978 and recorded on May 18, 1978 and Correction Recorded on August 31, 1978 in record Book 5332, Page 581 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joyce B. Thomas, an undivided one-half interest for the purpose of creating a tenancy by the entirities in Creed D. Thomas and wife, Joyce B. Thomas by Quitclaim Deed from Creed D. Thomas of record in Book 5310, Page 103, Register's Office for Davidson County, Tennessee, dated June 30, 1978 and recorded on July 12, 1978.

The said Joyce B. Thomas having died intestate on November 3, 2024, leaving her heir at law, Stephen Daniel Thomas, as evidenced by Affidavits or Heirship recorded in Instrument Nos. 20250828-0069104 and 20250828-0069105, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2025 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4228, Page 457, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **644 Topeka Drive, Hermitage, Tennessee 37076**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 25th DAY OF AUGUST, 2025.

The Estate of Joyce B. Thomas

BY: _____
Stephen Daniel Thomas
Administrator

_____
Stephen Daniel Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN DANIEL THOMAS, ADMINISTRATOR of the THE ESTATE OF JOYCE B. THOMAS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of August, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

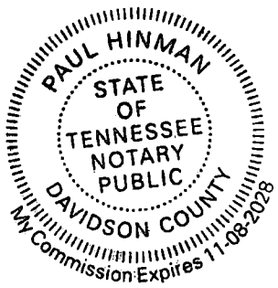


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of August, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212