Karen Johnson Davidson County
Batch# 1319960 DEEDWARR
09/08/2025 02:15:30 PM 4 pgs
Fees: $23.00 Taxes: $35.15
20250908-0071673

Warranty Deed

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $9,500.00. Affiant Subscribed and sworn to before me, this the 28th day of August, 2025. Notary Public My commission expires: 1-22-29

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:
Brandon Thornberry	New Owner(s)	082-04-0-304.00
718 McFerrin Avenue		
Nashville, TN 37206		

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, **FREIDA SPARKMAN SANDERS, AS DEVISEE AND EXECUTRIX TO THE ESTATE OF CURTIS LADD SPARKMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDON THORNBERRY, 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 part of Lot No. 3 on the Plan of Alexander's Petway Ave. Subdivision of record in Plat Book 547, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description but expressly, EXCLUDED from conveyance is portion of property previously conveyed in Book 3989, Page 745, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Curtis L. Sparkman and wife, Katherine Lucy Sparkman by Warranty deed from Cumberland Builders, Inc. of record in Book 3994, page 35, Register's Office for Davidson County, Tennessee, dated March 04, 1966 and recorded on March 07, 1966, and with a Deed of Correction of record in Book 4003, Page 01, Register's Office for Davidson County, Tennessee.

The said Katherine Lucy Sparkman having died on or about December 26, 1992. The said Curtis L. Sparkman having died on or about January 20, 1998. See Last Will and Testament of record in Instrument No. 20180524-0049851.

This conveyance is subject to all restrictions, easements and planning documents of record, and exceptions attached hereto as "Exhibit A" and incorporated herein by reference 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 1002 McFerrin Avenue, Nashville, TN 37206, 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 28th day of August, 2025.

Estate of Curtis Ladd Sparkman

By: Freida Sparkman Sanders
Freida Sparkman Sanders, Devisee & Executrix

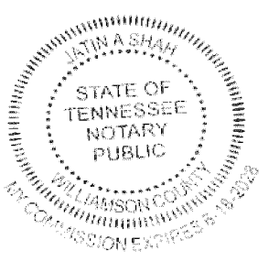
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Freida Sparkman Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Devisee and Executrix of the Estate of Curtis Ladd Sparkman, and that he/she/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said estate for the purposes therein contained.

Witness my hand and seal this 28th day of August, 2025.

Notary Public

My Commission Expires: 6-18-2028



"Exhibit A"

1. Any matters revealed by a personal inspection of the premises, competent survey, or an inspection of the public records of Metro Davidson County, Tennessee.

2. Restrictions and protective covenants of the Alexander Petway Avenue Subdivision, as shown of record in Book 547 page 87 Register's office Metro Davidson County, Tennessee.

3. Subject to all restrictions and encumbrances imposed by a historical overlay shown by the records of Metro Davidson County, Tennessee.

4. Subject to rights of way or claims of rights of way of McFerrin Avenue, Ellington Parkway, or the Granada Interchange.

5. All restrictions imposed by Metro Davidson County, Tennessee and its agencies and public authorities, including but not limited to rights of ingress and egress, construction on the premises, and or maintenance or modification of existing structures.

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 28. 2025.

Affiant Signature

8th day of September, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

