WARRANTY DEED

Karen Johnson
Batch # 1329789
10/03/2025 08 12 55 AM
Fees $13 00 Taxes $1,554 00

Davidson County
DEEDWARR
2 pgs

20251003-0078809

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Susan Anderson	CMG Home Loans	075-08-0-058 00
(NAME) 717 Albany Drive	(NAME) 3160 Crow Canyon Rd., #400	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) San Ramon, CA 94583	
(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 considerations, the receipt of which is hereby acknowledged, **Sherry Dale Bray, Executrix for The Estate of Mima Delphene Bailey Pope**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Susan Anderson and Jeffrey Anderson, **wife and husband**, hereinafter called the GRANTEE(S), his/her/their 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 263 Tulip Grove, Section 4, as of record in Book 4175, page 12, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description

Said Lot No 263, fronts 80 00 feet on the northeasterly side of Albany Drive and extends back 160 86 feet on the northwesterly line and 160 43 feet on the southeasterly line to a dead line at the rear, measuring 80 0 feet thereon

Being the same property conveyed to Kenneth G Pope and wife, Mima Delphene Pope by Deed from Dennis W Hickman and wife, Ruth E Hickman, dated 04/08/1977, of record in Book 5135, Page 140, Register's Office for Davidson County, Tennessee

The said Kenneth G Pope died on 06/30/1982, leaving the said Delphene Bailey Pope the sole surviving tenant by the entirety

The said Delphene Bailey Pope died testate on 07/22/2024 Pursuant to her Last Will and Testament having been admitted to probate on October 21, 2024, Seventh Circuit Court for Davidson County, Tennessee, Probate Divisions, Docket No 24P2151, Executrix, Sherry Dale Bray is authorized to sell real property without joinder or court order

This conveyance is subject to (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, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record

unimproved ☐

This is improved ☒ 717 Albany Drive, Hermitage, TN 37076
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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

Effective the 29th day of September, 2025.

The Estate of Mima Delphene Bailey Pope

By: Sherry Dale Bray
Sherry Dale Bray, Executrix

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherry Dale Bray, the executrix for the estate of Mima Delphene Pope, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the forgoing instrument for the purposes therein contained

Witness my hand and Official seal this 29th day of September, 2025

Tracey Trumpour
Notary Public
My Commission Expires: 1.31.29

TRACEY TRUMPOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # BELAM-25-0717