THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052421** Karen Johnson Davidson County Batch# 1341524 DEEDWARR 11/03/2025 10:55:30 AM 3 pgs Fees: $18.00 Taxes: $2,416.10 20251103-0087283	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $653,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 28th day of October, 2025. Notary Public My Commission Expires: 10.19.28 APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 2-19-2028

WARRANTY DEED

Address New Owner: Patrick Adam Shepard and Karen Bledsoe Shepard 7378 Bridle Drive Nashville TN 37221	Send Tax Bills To: Paramount Residential Mortgage Group, Inc. 1265 Corona Pointe Circle Suite 301 Corona, CA 92879	Tax Information: Tax Parcel ID No. 142-03-0-078.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher Alan Thomas and Taylor Dayne Thomas, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Patrick Adam Shepard and Karen Bledsoe Shepard, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 316, as shown on the map entitled Walnut Hill Manor Section 1, of record in Plat Book 4460, page 108, corrected by Surveyor's Certificate of Correction of record in Book 4956, page 622, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHRISTOPHER ALAN THOMAS and TAYLOR DAYNE THOMAS, HUSBAND AND WIFE, by deed from JAMES N. GREENE AND MICHAEL L. GREEN, AS CO-EXECUTORS OF THE ESTATE OF W.O. GREENE, III, of record in Instrument No. 20211103-0147165, dated November 2, 2021, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 142-03-0-078.00.

Matters shown on the Plan of record in Plat Book 4460, page 108 and corrected in Book 4956, page 622, said Register's Office.

This is improved property located at 7378 Bridle Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of October, 2025.

Christopher Alan Thomas

Taylor Dayne Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Alan Thomas and Taylor Dayne Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2025.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Shakira 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 October 28. 2025.

Affiant Signature

3rd day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of November, 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

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