Karen Johnson Davidson County
Batch# 1342800 DEEDWARRSP
11/07/2025 11:58:30 AM 7 pgs
Fees: $38.00 Taxes: $2,319.90
20251107-0088912

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $627,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 07 DAY OF November, 2025. Notary Public MY COMMISSION EXPIRES. 07-18-2028 (AFFIX SEAL)

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law, 214 Second Ave. N., Ste 205, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Richard and Jeannie Richard	**Same as New Owner**	
2019 Neelys Bend Road		07400006300
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARK THOMPSON AND SHERYL THOMPSON

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEFF RICHARD AND JEANNIE RICHARD

HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantee, his successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor do hereby bind itself and Grantor's successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantee, his successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. 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 hand this 6th day of November, 2025.

SELLER:

MARK THOMPSON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **MARK THOMPSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of November, 2025.

NOTARY PUBLIC

VICKI M GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

My Commission Expires:
3.6.29

SELLER:

Sheryl Robinson Thompson

SHERYL ROBINSON THOMPSON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **SHERYL ROBINSON THOMPSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of November, 2025.

Vicki M. Glover

NOTARY PUBLIC

My Commission Expires:

3-6-29

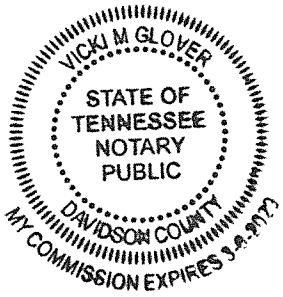


EXHIBIT A

Legal Description

LAND IN THE 11TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED BY RAGAN SMITH, LLC, UNDER THE SUPERVISION OF KELLY C. KILGORE, A REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE, LICENSE NUMBER 3439, AND BASED ON INFORMATION TAKEN FROM A BOUNDARY RETRACEMENT SURVEY PERFORMED BY W&A ENGINEERING DATED AUGUST 11, 2023, AS FOLLOWS:

COMMENCING AT A 1/4"IRON ROD (OLD) IN THE EASTERLY RIGHT-OF-WAY OF NEELYS BEND ROAD, SAID IRON ROD BEING THE NORTHWEST CORNER OF THE ROBINSON PROPERTY OF RECORD IN BOOK 7953, PAGE 384, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, AND THE SOUTHWEST CORNER OF JEANNIE RICHARD PROPERTY OF RECORD AS INSTRUMENT NUMBER 20151118-0116792, R.O.D.C.T., AND PROCEEDING AS FOLLOWS:

THENCE, WITH THE COMMON LINE OF SAID ROBINSON AND JEANNIE RICHARD PROPERTIES, NORTH 78 DEGREES 29 MINUTES 45 SECONDS EAST, PASSING THROUGH A 1/2" IRON ROD (OLD) WITH CAP STAMPED "W&A"AT THE NORTHEAST CORNER OF SAID ROBINSON PROPERTY AT 498.33 FEET, AND CONTINUING WITH THE SOUTH LINE OF SAID RICHARD PROPERTY FOR A TOTAL DISTANCE OF 1100.09 FEET TO A 5/8" IRON ROD (OLD) AT THE SOUTHEAST CORNER OF SAID RICHARD PROPERTY, SAID 5/8"IRON ROD (OLD) BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, WITH THE EAST LINES OF SAID JEANNIE RICHARD PROPERTY, JEFF RICHARD, ETUX. PROPERTY OF RECORD AS INSTRUMENT NUMBER 20221107-0119660 AND INSTRUMENT NUMBER 20180427-0039806, R.O.D.C.T., AND CARTER REALTY INVESTMENTS PROPERTY OF RECORD AS INSTRUMENT NUMBER 20200618-0063916, R.O.D.C.T., NORTH 02 DEGREES 41 MINUTES 14 SECONDS WEST, 588.66 FEET TO A 1/2" IRON ROD (OLD) IN THE SOUTH LINE OF JOHN SHELBY PROPERTY OF RECORD AS INSTRUMENT NUMBER 20210727-0100946, R.O.D.C.T.;

THENCE, WITH SAID SOUTH LINE, NORTH 73 DEGREES 19 MINUTES 10 SECONDS EAST, 1020.61 FEET TO A RAILROAD TIE IN A WEST LINE OF METRO GOVERNMENT PROPERTY OF RECORD IN BOOK 3788, PAGE 422, R.O.D.C.T.;

THENCE, WITH SAID WEST LINE THE FOLLOWING THREE (3) CALLS:

1. SOUTH 10 DEGREES 18 MINUTES 10 SECONDS WEST, 614.05 FEET TO A 5/8"IRON ROD (OLD);

2. SOUTH 10 DEGREES 22 MINUTES 33 SECONDS WEST, 365.05 FEET TO A 3/8"IRON ROD (OLD);

3. SOUTH 11 DEGREES 01 MINUTES 55 SECONDS WEST, 343.52 FEET TO A 1/2"IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH"(TYPICAL) IN SAID WEST LINE;

THENCE, LEAVING SAID WEST LINE, WITH NEW LINES OF DIVISION THROUGH SAID ROBINSON, ETAL. PROPERTY THE FOLLOWING THREE (3) CALLS:

1. SOUTH 89 DEGREES 52 MINUTES 50 SECONDS WEST, 677.53 FEET TO AN IRON ROD (NEW);

2. NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, 426.83 FEET TO AN IRON ROD (NEW);

3. SOUTH 78 DEGREES 29 MINUTES 45 SECONDS WEST, 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 941,433 SQUARE FEET OR 21.61 ACRES, MORE OR LESS.

Being part of the same property conveyed to CHARLES R. ROBINSON AND WIFE, SARAH D. ROBINSON, by deed from LUNCEFORD B. HULL AND WIFE, BESSIE C. HULL, of record in Book 5028, page 176, dated May 24, 1976, said Register's Office.

CHARLES R. ROBINSON conveyed his interest in said property to SARAH D. ROBINSON, by Quitclaim Deed of record as Instrument No. 20061208-0151804, dated October 12, 2006, said Register's Office.

SARAH D. ROBINSON died intestate on or about November 24, 2007, leaving DAWN ROBINSON, PHILLIP ROBINSON, PATRICIA ROBINSON WELLS, SHERYL ROBINSON THOMPSON. AND AMY ROBINSON SPARKS, as her only Heirs-at-Law. For further reference, see Affidavits of Heirship of record as Instrument Nos. 20091117-0105994, 20111004-0076845, and 20251027-0085366, said Register's Office.

PHILLIP ROBINSON, AMY ROBINSON SPARKS, PATRICIA ROBINSON WELLS, DAWN ROBINSON F/K/A DAWN ROBINSON FULLER, AND SHERYL ROBINSON THOMPSON, conveyed said property to SHERYL ROBINSON THOMPSON AND MARK THOMPSON, A MARRIED COUPLE, by Quitclaim Deed of record as Instrument No. 20251027-0085368, dated October 24, 2025, said Register's Office.

EXHIBIT B

EXCEPTIONS

1. Subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of Tennessee Code Annotated sections 67-5-1001 et. seq.
2. Application for Greenbelt Assessment of record as Instrument No. 20030311-0032211, said Register's Office.
3. Property taxes for year 2025 are being paid and prorated at closing.

Certificate of Authenticity

I, Melissa Goelz, 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 11-06-2025.

Date

Affiant Signature

11-07-2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 07 day of November, 2025.

Notary's Signature

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)