Karen Johnson Davidson County
Batch# 1347489 DEEDWARR
11/18/2025 10:00:30 AM 4 pgs
Fees: $23.00 Taxes: $962.00
20251118-0091657

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202510892

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$260,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30th day of October, 2025.

Notary Public
My Commission Expires: 3/9/27

L. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 30th day of October, 2025, among:

JESSIE MARIE HUNT AND HARRY LEE BELL AND STEPHEN FELIX BELL AND ELLA BELL VANNOY AND FRED WESLEY THARPE AND DOC LAWRENCE THARPE AND JOSEPH DUDLEY THARPE AND MICHAEL DAVID THARPE AND CYNTHIA ALLEN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

SOFIA DEEANNA, UNMARRIED
AND
3 GARDEN STREET LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 21 on the Map of Subdivision of the Julia A. Joiner Lot, as of record in Plan Book No. 2, page 122, Chancery Court for Davidson County, Tennessee, to which map reference is hereby made for a more complete description.

Being the same property conveyed to Frank W. Tharpe and wife, Ella Minter Tharpe by deed from Christine J. Patton, now Flanagan, dated July 20, 1966, of record in Book 4040, page 517, Register's Office for Davidson County, Tennessee. The said Ella Minter having since died on June 7, 1996, leaving Frank W. Tharpe, as surviving tenant by the entirety. The said Frank W. Tharpe aka Frank West Tharpe having since died testate on August 27, 2002 and pursuant to the Last Will and Testament and a Codicil of record in Docket No. 02P-2099, Probate Court for Davidson County, Tennessee, the subject property was devised to Jessie Marie Hunt, Harry Lee Bell, Stephen Felix Bell, Ella Bell Vannoy, Frank West Tharpe, Jr., Fred Wesley Tharpe, Doc Lawrence Tharpe, Joseph Dudley Tharpe, Michael David Tharpe and Cynthia Allen. The said Frank West Tharpe, Jr. having since died intestate on October 11, 2023 and pursuant to Affidavits of Heirship of record in Instrument No. 20251114-0090870, and Instrument No. 20251114-0090871, said Register's Office, his heirs at law being Jessie Marie Hunt, Harry Lee Bell, Stephen Felix Bell, Ella Bell Vannoy, Fred Wesley Tharpe, Doc Lawrence Tharpe, Joseph Dudley Tharpe, Michael David Tharpe.

Reference is also made to the Executrix's Deed of record in Instrument No. 20040709-0081745, Register's Office for Davidson County, Tennessee.

Being also known as 307 Joyner Avenue, Nashville, TN 37210.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Jessie Marie Hunt
Jessie Marie Hunt

Harry Lee Bell
Harry Lee Bell

Stephen Felix Bell
Stephen Felix Bell

Ella Bell Vannoy
Ella Bell Vannoy

Fred W. Tharpe by Ella Bell-Vannoy as attorney in fact
Fred W. Tharpe Ella Bell Vannoy As attorney in fact

Doc Lawrence Tharpe
Doc Lawrence Tharpe

Joseph Dudley Tharpe
Joseph Dudley Tharpe

Michael David Tharpe
Michael David Tharpe

Cynthia Allen
Cynthia Allen

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jessie Marie Hunt, Harry Lee Bell, Stephen Felix Bell, Ella Bell Vannoy, Fred W. Tharpe by Ella Bell Vannoy as attorney in fact, Doc Lawrence Tharpe, Joseph Dudley Tharpe, Michael David Tharpe, and Cynthia Allen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of October, 2025.

Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Sofia Deeanna and 3 Garden Street LLC
Address: 307 Joyner Avenue
City, State, Zip: Nashville, TN 37210

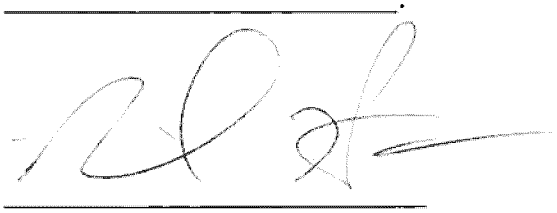
Tax ID: 119-05-334.00

Responsible Party For Taxes:

Name: Sofia Deeanna and 3 Garden Street LLC
Address: 2715 Dickerson Pike
City, State, Zip: Nashville TN 37207

Certificate of Authenticity

I, Nick Harris, 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 10/30/25.



Affiant Signature

10/30/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of October, 2025.



Notary's Signature

My Commission Expires: 3/9/27

Date

