Karen Johnson Davidson County
Batch # 1351427 DEEDWARR
11/26/2025 10 38.51 AM 2 pgs
Fees $13 00 Taxes $6,882 00
20251126-0094441

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1289

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey C. Rathmell and Wendy K. Rathmell, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Thomasson and Mary Elizabeth Thomasson, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the Northerly 50 feet of Lot No. 52 and the Southerly 10 feet of Lot No. 51 in Bransford Realty Company's Subdivision of Lots Nos. 8,10,11,12 and part of 9 in Block E, Lots Nos. 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and part of 8 in Block F Lots Nos. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 in Block G in Whitland Realty Company's Subdivision of record in Book 547, Page 53, Register's Office for Davidson County, Tennessee; and described according to a Mortgage Loan Inspection by John Kohl & Company, dated July 16, 1996, License No. 100, whose address is 400 7th Avenue, South, Nashville, TN 37203, as follows, to-wit: Said property fronts together 60 feet on the Easterly margin of Garden Avenue and extends back between parallel lines, 210 feet of a dead line measuring 60 feet thereon.

Being the same property conveyed to Jeffrey C. Rathmell and Wendy K. Rathmell, Husband and Wife by Warranty Deed from Darrin E. Yappen and Melanie P. Yappen, Husband and Wife of record in Instrument No. 20150820-0083847, Register's Office for Davidson County, Tennessee, dated August 17, 2015 and recorded on August 20, 2015.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 222 Carden Avenue, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and 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.

NEW OWNER:
John Thomasson
Mary Elizabeth Thomasson
222 Carden Avenue
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
104-13-0-045.00

WITNESS THE EXECUTION HEREOF this 24th day of November, 2025.

Jeffrey C. Rathmell **Wendy K. Rathmell**

State of Tennessee)
County of Davidson)

On this 24th day of November, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jeffrey C. Rathmell and Wendy K. Rathmell, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ASELAY POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,860,000.00.**

Affiant

Sworn and subscribed before me on this the 25th day of November, 2025.

Notary Public

My Commission Expires: _____

CARLIE VAN HUIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027