FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **WILSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$300,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **11/26/2025** Notary Public MY COMMISSION EXPIRES: 01/25/2029 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1356020 DEEDWARR
12/10/2025 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20251210-0098189

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE
LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5272

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Delaney Nelson, and Duncan Cox	**Pinnacle Bank, Tennessee bank, Its Successors and/or Assigns, ATIMA**	**064-16-0D-177-00**
2713 Spring Farm Court Hermitage, TN 37076	**21 Platform Way South, Suite 2300 Nashville,TN 37203**	

FOR AND 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, WE, **Angela D. Thompson, a single person,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Delaney Nelson, and Duncan Cox, wife and husband,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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. 147 on the plan of SECTION FOUR, TRUXTON PARK, as shown by plat of record in Instrument No. 20020528-0064435, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Angela D. Thompson, a single person by Warranty Deed dated April 23, 2010 from Melissa Coomer and Andrew Coomer, wife and husband, recorded April 28, 2010, in Instrument Number 20100428-0032267, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2713 Spring Farm Court, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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 heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **26th** day of **November, 2025**.

X _____
Angela D. Thompson

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Angela D. Thompson,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **26th** day of **November, 2025**.

_____
NOTARY PUBLIC

My Commission Expires: 07/25/2029

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Tennessee Certification of Electronic Document

I, Tonya Thomas, 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 11-26-25 (date of document).

Tonya Thomas
Affiant Signature

12-9-25
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 9th day of Dec, 2025.

Leslie Diaz
Notary's Signature

LESLIE DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES DECEMBER 05, 2026

MY COMMISSION EXPIRES: 12-5-26