This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-7827-TM

Karen Johnson Davidson County
Batch# 1361871 DEEDWARR
12/29/2025 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20251229-0102648

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of December, 2025.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Liem Thanh Cao 6 Will Avenue Lawrenceburg, TN 38464	New Owner	155 08 0A 002.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Cynthia Diana Mears, Executrix of Estate of Betty Jean Mears** (individually and/or collectively, "Grantor"), transfer and convey unto **Liem T. Cao, a married person** (individually and/or collectively, "Grantee"), 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 2 on the Plan of PHASE I OF POPLAR CREEK ESTATES, as of record in Book 6250, Page 647, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Wendall L. Mears, and Spouse Betty J. Mears, by Warranty Deed from Loe E. Kinser, and Judy A. Kinser- Alexander, of record in Book 11657, Page 459, in the Register's Office of Davidson County, Tennessee, dated September 8, 1999, and recorded on September 10, 1999.The said Wendall L. Mears died on January 19, 2003, leaving Betty J. Mears as surviving tenant by the entirety. Betty J. Mears died testate on July 23, 2025. The last will and testament of Betty J. Mears being probated in the Circuit Court of Davidson County, Tennessee, Docket No. 25P1695. Letters Testamentary being granted to Cynthia Diana Mears as Executrix. The Last Will and Testament of Betty J. Mears granting authority to said Executrix to sell the real property of the estate without joinder of any beneficiary.

This is improved property located at: **7004 Poplar Creek Trce, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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, Grantor has executed this instrument on this 19th day of December, 2025.

GRANTOR:

Estate of Betty Jean Mears

By: Cynthia Diana Mears, Executor
Cynthia Diana Mears, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cynthia Diana Mears, Executrix of Estate of Betty Jean Mears, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Executrix of the Estate of Betty Jean Mears, and that as such Executrix, she executed the foregoing instrument for the purposes therein contained.

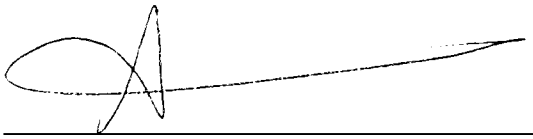
WITNESS my hand and seal at office this 19th day of December, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **December 19, 2025**



Affiant Signature — **12/23/2025** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **December 23, 2025**



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal