Karen Johnson Davidson County
Batch# 1363053 DEEDWARR
12/30/2025 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20251230-0103768

HEATHER GUTHRIE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES AUGUST 19, 2029

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39007	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me this 29th day of December, 2025. Notary Public My Commission Expires: 8-19-29

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin Crook and Natalie Barnet 3002 Blakemore Avenue Nashville, TN 37212	New Owner	Map and Parcel No.: 10407008500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, William N. Thomas and Jane M. Thomas, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Benjamin Crook and Natalie Barnet, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 of Block No. 1 on the Plan of Fairfax Place, as of record in Book 547, page 137 and 138, Register's Office for Davidson County, Tennessee.

Lot No. 5 fronts 60 feet on the northerly side of Blakemore Avenue and runs back between parallel lines 140.43 feet to an alley.

TOGETHER with that portion of a closed alley, closed by Metro Council Bill 78-823.

Being the same property conveyed to William N. Thomas and Jane M. Thomas, husband and wife, by deed dated February 6, 2020 from John Christopher Dodson and Jackie M. Dodson, husband and wife, of record in Instrument No. 20200212-0015941, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
2. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
3. State and County taxes for the year 2026, a lien, but not yet due and payable. Map and Parcel No. 10407008500.
4. All matters appearing on the Plan of record as Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee.
5. Easements retained by The Metropolitan Government of Nashville and Davidson County, Tennessee, pursuant to Council Bill No. 78-823.

This is improved property located at 3002 Blakemore Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out herein.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 29th day of December, 2025.

GRANTORS:

William N. Thomas

Jane M. Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William N. Thomas and Jane M. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2025.

Notary Public
My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Heather Guthrie, 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 **December 29, 2025** (date of document).

Affiant Signature

December 29, 2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **29th** day of **December**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 12/2/28

NOTARY'S SEAL

