Karen Johnson Davidson County
Batch# 1366217 DEEDWARR
01/06/2026 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20260106-0001024

WARRANTY DEED

File No. CR-25-12001

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2026

Notary Public

MY COMMISSION EXPIRES: 07/02/29
(AFFIX SEAL)

MADELINE WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-02-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Thompson and Tyler Thompson	**New Owner**	
(NAME)	(NAME)	050-14-0-113.00 and 050-14-0-114.00
3217 Spears Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Edward S. Voelker, IV and Jillian W. Voelker, formerly known as Jillian M. Webster, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Thompson and Tyler Thompson, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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 part of Lots Nos. 388 and 389 on the Plan of Section Two, Parkwood Estates of record in Plat Book 3300, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot 389 front 71.66 feet on Spears Road and runs back on the East side a distance of 104.29 feet to a point; thence South 40 degrees 15' West 93.1 feet to a point in the West margin of said lot 389 and 388; thence in a Southerly direction along said lot line 59.37 feet to a point in the North margin of Spears Road.

Said part of Lot 388 front 67.5 feet on Spears Road and runs back along the West margin of Lot 389, 59.37 feet to a point; thence in a Southerly direction 95 feet to a point in the North margin of Spears Road forming a triangular shaped parcel of land attached to and joining the aforementioned part of Lot 389.

Being the same property conveyed to Edward S. Voelker, IV, a Single Man and Jillian M. Webster, a Single Woman, as tenants in common with the right of survivorship by Warranty Deed from Whitney Hegedus and Steven Hegedus, wife and husband of record in Instrument No. 20220308-0026583 Register's Office for Davidson County, Tennessee, dated February 25, 2022 and recorded on March 08, 2022.

This is property more commonly known as 3217 Spears Road, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness my/our hand this 5th day of January, 2026.

Edward S. Voelker, IV

Jillian W. Voelker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of January, 2026, before me personally appeared Edward S. Voelker, IV and Jillian W. Voelker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of January, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Alli Pinkston, 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 **January 5, 2026**.

Date

Alli P

Affiant Signature

1/6/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6** day of **January**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County