Karen Johnson Davidson County
Batch# 1369630 DEEDWARR
01/14/2026 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20260114-0003382

Name and Address of New Owner:
James Wilson
1408 Bain Drive, Nashville, TN 37115

Send Tax Bills To:
Accurate Mortgage
342 Cool Springs Blvd
200
Franklin, TN 37067

This Instrument Prepared By:
Mason Lillie powered by Bell Land
231 Public Square
Ste 220
Franklin, TN 37064

Map & Parcel No: 034 14 0 064.00

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $295,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James A Wilson
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8th day of January, 2026.

Notary Signature
My commission expires: _____, 20___

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Benjamin Thomas, a married man***, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James Wilson, a married man, as his sole and separate property,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 49 on the Plan of STANLEY HEIGHTS of record in Book 3300, Page 74, Register's Office of Davidson County, Tennessee, being a resubdivision of Lot Nos. 34,35,36,37,38,41,42,43 and 44 on the Plan of Edgemeade Farms, as of record in Plat Book 547, Pages 89-90, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Benjamin Thomas, a married man, by Warranty Deed from Roger D. Butler, a single man, of record in Instrument No. 20250818-0065768, in the Register's Office of Davidson County, Tennessee, dated August 14, 2025 and recorded on August 18, 2025.

*This property is not a marital residence of the Grantor, and as such, is not subject to any homestead, dower or other marital insterest as contemplated by T.C.A 260-2-307 or any other simular statute.

This property more commonly known as 1408 Bain Drive, Nashville, TN 37115

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of January, 2026.

_____(SEAL)
Benjamin Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of January, 2026, before me personally appeared Benjamin Thomas, 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 8th day of January, 2026.

_____
Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Rozalind Ruth, 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 1/8/2026 (date of document).

Affiant Signature

1/8/2026
Date

State of Florida

County of Palm Beach

Sworn to and subscribed before me this 8th day of January, 2026.

MARY MELLO
Commission # HH 400055
Expires September 18, 2027

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL