FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$375,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **01/30/2026** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1375688 DEEDWARR
02/04/2026 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260204-0007793

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #26-5312

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Farmer and Susan M. Farmer	**New Owner**	**075-04-0-007.00**
521 Columbus Drive **Hermitage, TN 37076**		

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, **Elizabeth Leigh Thompson, Executor of The Estate of Mary Lee Thompson,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John C. Farmer, an unmarried man and Susan M. Farmer, an unmarried woman,** 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:

Being Lot No. 163 on the Plan of Tulip Grove Subdivision, Section 3, as of record in Book 3700, page 146, Register's Office for said County.

Said Lot No. 163 fronts 86.00 feet on the southeasterly side of Columbus Drive and extends back 150.00 feet on the northeasterly line and 165.52 feet on the southwesterly line to a dead line in the rear, on which it measures 127.54 feet thereon.

Being the same property conveyed to Richard H. Thompson and wife, Mary H. Thompson by Deed dated February 2, 1989 from Robert Charles Fish and wife, Karen Emilie Fish, recorded March 3, 1989, in Book 7784, Page 660-662, in the Official Records of Davidson County, Tennessee.

**The said Richard H. Thompson having died on or about October 11, 2019, vesting Mary H. Thompson as surviving tenant by the entirety. The said Mary H. Thompson having died testate on or about December 9, 2023 her Last Will and Testament being probated in In the Circuit Court of Davidson County, Tennessee (Probate Division) Docket No. 25P2220. Pursuant to the said Last Will and Testament, Elizabeth Leigh Thompson was named as Personal Representative of the Estate of Mary H. Thompson and the subject property was brought into the probate Estate to be administered, managed, sold, and conveyed under the authority and control of the said Personal Representative without the joinder of the other beneficiaries.

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 **521 Columbus Drive, 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 **29th** day of **January, 2026**.

Estate of Mary Lee Thompson

Elizabeth Leigh Thompson
Elizabeth Leigh Thompson, executor

Elizabeth Leigh Thompson
Elizabeth Leigh Thompson, Heir

Jennifer Lynn Fraley
Jennifer Lynn Fraley, Heir

Melissa Ann Crunk
Melissa Ann Crunk, Heir

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

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Elizabeth Leigh Thompson, Jennifer Lynn Fraley and Melissa Ann Crunk**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on ~~this the~~ **29th** day of **January**, **2026**.

NOTARY PUBLIC
My Commission Expires: 1/20/29

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Elizabeth Leigh Thompson**, whom I am personally acquainted and who upon her oath acknowledged herself to be the Executor and she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the **Estate of Mary Lee Thompson**.

Witness my hand and official seal on this the **29th** day of **January**, **2026**.

NOTARY PUBLIC
My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 29, 2026**.

Date

Christen T Rabe

Affiant Signature

1/30/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **January**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027