Karen Johnson Davidson County
Batch# 1397292 DEEDWARR
03/25/2026 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20260325-0023574

FOR OFFICIAL USE	STATE OF TN COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 03/26/2026 Notary Public MY COMMISSION EXPIRES: 11/27/2027 (AFFIX SEAL)

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE LLC
ESTABLISHED 2009

2500 N. Mt. Juliet Rd., Mt. Juliet, TN 37122
File #26-6068

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosa Maria Paredes and Carlos Paredes	406 Caldwell DR. Goodlettsville, TN 37072	**026-10-0-006.00**
~~406 Wade Circle, Goodlettsville, TN 37072~~ 406 Caldwell DR. Goodlettsville, TN 37072		

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, **Thomas A. Sully III, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rosa Maria Paredes and Carlos Paredes, wife and husband,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 17 and the easterly 25 feet of Lot # 16 on the map of Terra View Subdivision of record in Book 1130, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 and the easterly 25 feet of Lot No. 16 front together 125 feet on the North side of North Wade Circle and run back between parallel Lines 175 feet to a dead line.

Being the same property conveyed to Thomas A. Sully, III, by Warranty Deed from Timothy M. Reynolds and Cynthia S. Reynolds, Husband and Wife, dated September 16, 2015, of record in Instrument No. 20150921-0095341, in the Register's Office of Davidson County, Tennessee.

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 **618 Wade Circle, Goodlettsville, TN 37072-2102**
(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 20th day of March 2026.

Thomas A. Sully III

Thomas A. Sully III

STATE OF LOUISIANA
COUNTY OF ORLEANS

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Thomas A. Sully III**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 20th day of March, 2026

Sarah Campbell
NOTARY PUBLIC

My Commission Expires:
LIFETIME COMMISSION

Sarah Campbell
Notary Public #136225
State of Louisiana
Lifetime Commission

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 24, 2026 (date of document).

Jennifer Pennell

March 24, 2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 24, 2026, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal