Karen Johnson Davidson County
Batch# 1407781 DEEDWARR
04/17/2026 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20260417-0031807

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
ForthRight Title, LLC
116 Maple Row Boulevard
Hendersonville, TN 37075
File No. 26-1118-TH

Name and Address of New Owner:
Andrew William Thomas
2921 Woodymore Court
Antioch, TN 37013-1272

Send Tax Bills To:
Andrew William Thomas
2921 Woodymore Court
Antioch, TN 37013-1272

Map & Parcel No: 150 06 0 130.00

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, **Ifeyinwa V. Perpall, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrew William Thomas, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 16-A, ZONE LOT DIVISION LOTS 16 & 17 WOODYMORE HEIGHTS - SECTION 2, as shown on plat of record in Plat Book 5200, Page 645, amended in Plat Book 6900, Page 156, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ifeyinwa V. Perpall, a single woman, by Warranty Deed from Celesta D. Turner, also known as Celeste D. Turner, unmarried, of record in Instrument No. 20150310-0020224, in the Register's Office of Davidson County, Tennessee, dated February 26, 2015 and recorded on March 10, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as: **2921 Woodymore Court, Antioch, TN 37013-1272**

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 April 16, 2026.

Ifeyinwa V. Perpall (SEAL)
Ifeyinwa V. Perpall

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public in and for said State and County, Ifeyinwa V. Perpall, a single woman, the within named bargainor, 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 April 16, 2026.

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Signature
My commission expires: 11-21-2027

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 $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this April 16, 2026.

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

Notary Signature

My commission expires:
11-25-2028

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 4-16-2026.

Date

Affiant Signature

4-16-2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of April, 2026.

Notary's Signature

My Commission Expires: February 12th, 2030

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-12-2030