Karen Johnson Davidson County
Batch# 1413164 DEEDWARR
04/29/2026 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,322.75
20260429-0037909

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2026.

Notary Public
MY COMMISSION EXPIRES: 9/8/29
File No. G26-25583

JOANN MOSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas William Hertz, IV (NAME)	First America Mortgage Solutions c/o America Pacific (NAME)	063-12-0-049
605 Pebblestone Ct. (STREET ADDRESS)	3000 Lava Ridge Ct Ste 200 (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Roseville CA 95661 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Maryanna K. Thurman, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas William Hertz IV, unmarried man,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 54 on the Plan of Southfork, Section Two, of record in Book 6250, Page 386, as amended in Book 7595, Page 583, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Maryanna K. Thurman, an unmarried woman by Quitclaim Deed dated December 24, 2020 from Maryanna K. Thurman, unmarried woman and Robert B. Thurman and Ann T. Thurman, husband and wife, joint tenants with rights of survivorship, recorded January 25, 2021, in Instrument Number 20210125-0010636, in the Register's Office of Davidson County, Tennessee. See also previous deed of record in Instrument 20190524-0049350, dated May 22, 2019, Register's Office for said county. Maryanna K. Thurman is now married and her spouse Collin Linville joins in this conveyance to convey any interest in said property, particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

The signature of Maryanna K. Thurman is signed by his/her duly appointed Attorney-in-fact Robert Bratton Thurman, pursuant to the Power of Attorney recorded in Instrument # 202604290037908, said Register's Office. The signature of

Collin Linville is signed by his/her duly appointed Attorney-in-fact Robert Bratton Thurman, pursuant to the Power of Attorney recorded in Instrument #202604290037907, said Register's Office.

This is improved property, known as 605 Pebblestone Ct., Old Hickory, TN 37138.

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. Whenever 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(s) this 28th day of April, 2026.

p Maryanna K Thurman by Robert Bratton Thurman Attorney-in-Fact

Maryanna K. Thurman by Robert Bratton Thurman, her Attorney-In-Fact

p Collin Linville by Robert Bratton Thurman Attorney-in-Fact

Collin Linville by Robert Bratton Thurman, her Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Robert Bratton Thurman, Attorney in fact for Maryanna K. Thurman and Collin Linville, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28 day of April, 2026.

Notary Public

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-19-2026

My Commission Expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 28, 2026.

J. Carlton Drumwright

April 28, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 28, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY