Karen Johnson Davidson County
Batch# 1414198 DEEDWARR
05/01/2026 12:56:30 PM 5 pgs
Fees: $28.00 Taxes: $1,306.10
20260501-0038941

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-8744-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $353,000.00.

Affiant

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

Subscribed and sworn to before me, this the 30th day of April, 2026.

Notary Public
My Commission Expires: 12-26-29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Timothy L. Scott 3228 Mexico Drive Nashville, TN 37218	New Owner	080 08 0 263.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Dean Norton Thompson, an unmarried man, and Tangela Russell, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Timothy L. Scott** (individually and/or collectively, "Grantee"), 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. 49 on the Plan of BORDEAUX HILLS, SECTION 4, of record in Plat Book 3600, Page 49, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Dean Norton Thompson and Tangela Russell-Thompson, husband and wife, by Warranty Deed from Edwin Roy Thompson and Judie Thompson, husband and wife, of record in Instrument No. 20210826-0115211, in the Register's Office of Davidson County, Tennessee, dated August 25, 2021, and recorded on August 26, 2021.

Being the same property conveyed to Edwin Roy Thompson, an unmarried man, by Warranty Deed from Damian Mingle, a married man, of record in Instrument No. 20070703-0079501, in the Register's Office of Davidson County, Tennessee, dated June 29, 2007, and recorded on July 03, 2007.

The said Dean Norton Thomspon and Tangela Russell having since been divorced. See Case No. 25D-100, Circuit Court for Davidson County, Tennessee. Tangela Russell Thompson being one and the same as Tangela Russell.

This is improved property located at: **3228 Mexico Drive, Nashville, TN 37218**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of April, 2026

GRANTOR:

Dean Norton Thompson

Dean Norton Thompson

~~STATE OF FLORIDA~~
~~COUNTY OF~~

~~Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dean Norton Thompson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.~~

~~WITNESS my hand and seal at office this 30th day of April, 2026.~~

See Attached

Notary Public

~~My Commission expires:~~

OATH OR AFFIRMATION (JURAT)

§ 117.05(13)(a), Florida Statutes

STATE OF FLORIDA

COUNTY OF Osceola

Sworn to (or affirmed) and subscribed before me by means of physical presence, this 29 day of April, 2026 by Dean Thompson.

(NAME OF PERSON MAKING STATEMENT)

Personally Known ☐ *OR* Produced Identification ☒

Type of Identification Produced DL

JACINTO ROMERO
Notary Public - State of Florida
Commission # HH 607843
My Comm. Expires Oct 29, 2028

(SIGNATURE OF NOTARY PUBLIC – STATE OF FLORIDA)

Jacinto Romero

(PRINT, TYPE, OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC)

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 04/29/2026 Number of Pages (including this page): 4

Names of Other Signers/Witnesses: _____

"Do you swear (or affirm) that the information contained in this document is true?"

Florida Notary Academy
NotaryAcademy.org

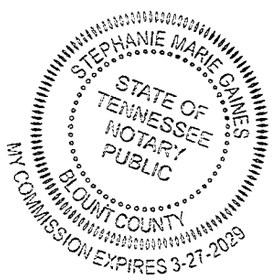
GRANTOR:

Tangela Russell

STATE OF TENNESSEE
COUNTY OF BLOUNT

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tangela Russell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of April, 2026.



Notary Public
My Commission expires: 03-27-2029

Tennessee Certification of Electronic Document

I, Justin Foster 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 4-30-26 (date of document).

Affiant Signature

4-30-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 of April, 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027