Karen Johnson
Batch # 1433472
06/16/2026 08:20:18 AM
Fees: $13.00 Taxes: $425.50
Davidson County
DEEDWARR
2 pgs
20260616-0054120

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires April 4, 2027
(AFFIX SEAL)

SHELBY COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KYLAH CURRIE

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH26-11304

Address of New Owner:	Send Tax Bills to:	Tax Information:
George Thomas and Stacey Thomas 0 Creek Trail Drive Whites Creek, TN 37189	George Thomas 4120 Buenaview Ct Nashville TN 37216	041-00-0-052.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Betty Jean Day, a widow**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **George Thomas and Stacey Thomas, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A tract of land in Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, April 23, 1961, as follows:

Beginning in the center of a new road to T.V. Tower 303 feet northeasterly from the northwest corner of the property conveyed to Edward L. Buchanan and wife, by deed from F. G. Buchanan and wife of record in Book 2903, page 493, Register's Office for said County; thence with the center of said road north 19 degrees, 30 minutes east 100 feet to the southwest corner of the William Taylor Buchanan property; thence with the southerly line of said property north 83 degrees 30 minutes east 230 feet; thence south 1 degree 30 minutes west 100 feet to the northeast corner of the Bonnie Ann Manning property; thence with the northerly line of said property, south 87 degrees West 263 feet to beginning.

Being the same property conveyed to Russell Eugene Day by Warranty Deed from F. C. Buchanan and wife, Rebecca Jane Buchanan of record in Book 3278, Page 409, Register's Office for Davidson County, Tennessee, dated May 10, 1961 and recorded on August 30, 1961.

Said Russell Eugene Day died on or about October 15, 2020, leaving Last Will and Testament filed for Probate for the limited purpose of Muniment of Title in Case No. 25P-1060, in Davidson County, Tennessee, Probate Division. See also Affidavit of Heirship of record in Document Number 20250815-0065062, said register's office- Affiant is Chrystal Chambers.

Chrystal Chambers executes this instrument on behalf of Betty Jean Day pursuant to Power of Attorney recorded in Instrument Number 20250814-0064721, in the Register's Office of Davidson County, Tennessee.

Map/Parcel 041-00-0-052.00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as: 0 Creek Trail Drive, Whites Creek, TN 37189

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 29th day of May, 2026

Betty Jean Day by Chrystal Chambers, Attorney-in-Fact

Betty Jean Day by Chrystal Chambers, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Chrystal Chambers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Betty Jean Day and that he/she is authorized by Betty Jean Day to execute this instrument on his/her behalf.

Witness my hand and seal at Williamson, Tennessee, this 29th day of May, 2026.

Notary Public
My Commission Expires: May 16, 2029

FAITH L LOWE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY