WARRANTY DEED

File #26-277

Karen Johnson Davidson County
Batch# 1442987 DEEDWARR
07/07/2026 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,301.29
20260707-0061166

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 5/12/30
(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M&B Development	NEW OWNER	072-11-0-067.00
(NAME)	(NAME)	
1406 Saddle Crest		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Gail Clemons, Executrix of Estate of William Henry Thomas Sr.,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M&B Development LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 26 on the Map of Glenmeade Subdivision, of record in Book 974, Page 32, Register's Office of Davidson County, Tennessee. Said Lot No. 26 fronts 50 feet on the westerly side of Murray Circle and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to William Henry Thomas and wife, Dorothy C. Thomas by Warranty Deed from Floyd Adkisson and E. L. Radabaugh in Book 3282, Page 271, Register's Office of Davidson County, Tennessee. Dorothy C. Thomas having since died on May 22, 2020 leaving William Henry Thomas the surviving teant by the entirety. William Henry Thomas, also being known as William Henry Thomas, Sr., having died testate March 20, 2026, and his Last Will and Testament having been admitted to probate in the Seventh Circout Court for Davidson County, Tennessee, Case No. 26P-699. Pursuant to the terms of said Last Will and Testament, the subject real property is being administered as part of the probate estate and subject to the control of Gail Clemons, Executrix of the Estate of William Henry Thomas, Sr.

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.

unimproved ☐
This is improved ☒ property, known as 2905 Murray Circle, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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. 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 30th day of June, 2026.

Estate of William Henry Thomas Sr.

By: Gail Clemons
Gail Clemons, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gail Clemons, Executrix of the Estate of William Henry Thomas Sr., Probate Case No. 26P699 in the Seventh Circuit Court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 30th day of June, 2026.

My commission expires: 7.17.28

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 6/30/26.

Affiant Signature

6/30/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30 day of June, 2026.

Notary Signature

My Commission Expires: 5/12/30

