Karen Johnson Davidson County
Batch# 1455561 DEEDWARR
08/04/2026 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260804-0071633

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, Suite #130
Hendersonville, TN 37075
File Number: 9-9528-TM

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 31st day of July, 2026.

Notary Public
My Commission Expires: 11-8-2028

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Mark Humes<br>2511 Woodberry Drive<br>Nashville, TN 37214 | Navy Federal Credit Union<br>5550 Heritage Oaks Drive<br>Pensacola, FL 32526 | 095 12 0 038.00 |

## WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Melvin B. Thompson, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Mark Humes, a single man** (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. 222 on the Plan of Woodberry Park, as of record in Plat Book 2133, Pages 117, 118 and 119, Register's Office for said County.

Said Lot No. 222 fronts 153.7 feet on the Easterly side of Woodberry Drive and runs back between lines measuring 140.3 feet on the Northerly line which is a broken line and 360.6 feet on the Southerly line to the rear line measuring 294.4 feet thereon.

Being the same property conveyed to Melvin B. Thompson, a married man, by Warranty Deed from Arthur W. Williams, an unmarried man, of record in Instrument No. 20250819-0066102, in the Register's Office of Davidson County, Tennessee, dated August 15, 2025 and recorded on August 19, 2025.

Being the same property conveyed to Arthur W. Williams and wife, Patricia S. Williams, by Warranty Deed from Raymond G. Agee and wife, Vena C. Agee, of record in Book 4654, Page 821, in the Register's Office of Davidson County, Tennessee, dated November 11, 1972 and recorded on November 13, 1972. The said Patricia S. Williams died on January 10, 2025, leaving Arthur W. Williams as surviving tenant by the entirety.

This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **2511 Woodberry Drive, Nashville, TN 37214**

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 31st day of July, 2026

GRANTOR:

Melvin B. Thompson

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melvin B. 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 31st day of July, 2026.

Notary Public
My Commission expires: 9-726

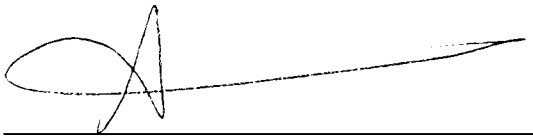
BENJAMIN SEAMON
DAVIDSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC



202608040071633

# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **July 31, 2026**.



Affiant Signature — **07/31/2026** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 31, 2026**.

Notary's Signature

My Commission Expires: 4-21-30




Notary's Seal