Karen Johnson Davidson County
Batch# 1456496 DEEDWARR
08/07/2026 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260807-0072926

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654973**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Jennifer Russell Affiant Subscribed and sworn to before me, this 31st day of July, 2026. L Hahn Notary Public My Commission Expires:

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

WARRANTY DEED

Address New Owner: Afua Yesi Thompson 1003 Jones Parkway Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 044-14-0-094.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gerald E. Martin, as Executor of the Estate of Camilla Sparkman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Afua Yesi Thompson**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 79, Plan of the Rolling Green Subdivision, Section 1, of record in Book 1424, Page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to CAMILLA SPARKMAN, by deed from DESALA E. PACE, of record in Book 4759, page 553, dated October 26, 1973, said Register's Office.

CAMILLA SPARKMAN died testate on or about October 29, 2024. Her Last Will and Testament being filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division under Case No. 25P250. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executor, GERALD EDWIN MARTIN.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 044-14-0-094.00.

Matters shown on the Plan of record in Plat Book 1424, pages 75 and 76, said Register's Office.

This is improved property located at 901 Fowler Street Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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.

Estate of Camilla Sparkman

By: Gerald E. Martin, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald E. Martin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of Camilla Sparkman, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of July, 2026.

Notary Public

My Commission Expires: 9/21/2029

DOMENIC A. EFTER
Notary Public - Maine
My Commission Expires Sep 21, 2029

Certificate of Authenticity

I, Danielle Watson, 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 7/31/26.
Date

Danielle Watson
Affiant Signature

7/31/26
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 31st day of July, 2026.

Hahn
Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029