Karen Johnson
Batch # 1467026
09/02/2026 01:15:53 PM
Fees: $13.00 Taxes: $802.90
Davidson County
DEEDWARR
2 pgs
20260902-0081261

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00.

Tammy Edens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 7/14/2030
(AFFIX SEAL)

BG-FSBO-26-6633

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tammy Edens	**Tammy Edens**	
(NAME) **6641 Upton Ln**	(NAME) **6641 Upton Ln**	**102-07-0-019.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Nashville, TN 37209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH OWEN THOMISON, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAMMY EDENS, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 129 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bonnie Jean Owen, single by Warranty Deed from Ricky Lee Dugger and wife, Jessica D. Dugger of record in Book 5476, Page 596, Register's Office for Davidson County, Tennessee, dated August 02, 1979 and recorded on August 03, 1979.

The said Bonnie Jean Owen having since died testate on January 1, 2025 and pursuant to her Last Will and Testament admitted to probate by Order entered June 26, 2025, Case No. 25P854, Seventh Circuit (Probate) Court for Davidson County, Tennessee, subject property vested in Elizabeth Owen Thomison, her sole devisee.

William C. Thomison, III and Elizabeth Owen Thomison, Co-Executors for the Estate of Bonnie Jean Owen join in the execution of this deed to convey any and all interest the Estate of Bonnie Jean Owen may have in the subject property.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 91, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4065, Page 67 and Amended in Book 4142, Page 166, in the Register's Office for Davidson County, Tennessee.
- Declaration of Taking by USA of record in Book 2155, Page 311, in the Register's Office for Davidson County, Tennessee.
- Drainage Easement to the State of Tennessee of record in Book 3099, Page 362, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6633 Cabot Dr, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 28th DAY OF AUGUST, 2026.

Elizabeth Owen Thomison
Elizabeth Owen Thomison

Estate of Bonnie Jean Owen
BY: William C. Thomison, III
William C. Thomison, III
Co-Executor

BY: Elizabeth Owen Thomison
Elizabeth Owen Thomison
Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH OWEN THOMISON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of August, 2026.

Notary Public
My Commission Expires: 7/14/30
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared WILLIAM C. THOMISON, III, AND ELIZABETH OWEN THOMISON with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CO-EXECUTORS of ESTATE OF BONNIE JEAN OWEN, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as .

Witness my hand and official seal, this the 28th of August, 2026.

Notary Public
My Commission Expires: 7/14/30
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212