Karen Johnson
Batch # 1096289
01/31/2024 12:11:27 PM
Fees: $38.00 Taxes: $2,220.00
Davidson County
DEEDWARR
7 pgs
20240131-0006814

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2023-1475

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED THOUSAND AND 00/100 DOLLARS ($600,000.00) cash in hand paid, the receipt of which is hereby acknowledged, JACQUELINE F. MARTIN, CONNIE L. DODSON, KIMBERLY H. DECKER, JACQUELINE F. MARTIN, ADMINISTRATOR OF GREGORY MCCANN ESTATE, CHARLES MCCANN, MARIA MCCANN SCHELL, MICHELE MCCANN ("the Grantors") have this day bargained and sold, and by these presents do transfer and convey unto DREES PREMIER HOMES, INC., AN OHIO CORPORATION, its successors and assigns ("the Grantee"), a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 138 on Plan of Horton Heights Subdivision, Section 6, as of record in Book 2133, Page 24, in the Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Ronald W. Decker and wife, Mildred F. Decker, by deed from E. N. Harris and wife, Lorine A. Harris, dated February 10, 1967, and of record in Book 4103, Page 505, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Mildred F. Decker, upon the death of her husband, Ronald W. Decker, by reason of their tenancy by the entirety. Also being the same property title which vested in Jacqueline Martin, Connie Dodson, Kimberly Decker, and Gregory Joe McCann, by operation of law as the heirs at law of Mildred L. Decker, deceased upon her death on December 23, 2022. See Affidavit of Heirship being recorded simultaneously herewith. The said Gregory Joe McCann having also since died on October 18, 2023. The interest of Gregory Joe McCann in said property vested in Jacqueline Martin, Connie Dodson, Kimberly Decker, Charles D. McCann, Maria McCann Schell, and Michele McCann, by operation of law as the heirs at law of Gregory Joe McCann, deceased, upon his death. See Affidavits of Heirship being recorded simultaneously herewith. Jacqueline F. Martin was appointed Administrator of the Estate of Gregory McCann and authorized to sign this deed on

behalf of the Estate by order of the Chancery Court of Dickson County, Tennessee, Docket No. 2023-PR-167, on December 11, 2023.

This conveyance is made subject to the following:

1. Right-of-way of Fleetwood Drive.

2. All matters shown on plat of record in Book 2133, Page 24, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors and assigns, forever. And the Grantors covenant with the Grantee, that the Grantors are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2023 and as otherwise set forth herein. And the Grantors further covenant and bind the Grantors and the Grantors' successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 29th day of January, 2024.

JACQUELINE F. MARTIN

CONNIE L. DODSON

KIMBERLY H. DECKER

GREGORY MCCANN ESTATE

By: Jacqueline F. Martin, Administrator

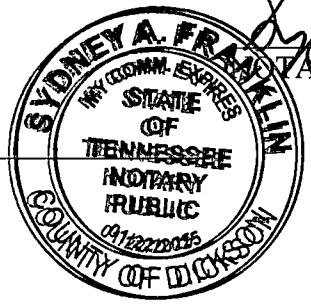
STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared JACQUELINE F. MARTIN, CONNIE L. DODSON, KIMBERLY H. DECKER and Jacqueline F. Martin, Administrator of GREGORY MCCANN ESTATE, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 29th day of January, 2024.

NOTARY PUBLIC

My commission expires:



CHARLES MCCANN

STATE OF GEORGIA
COUNTY OF Spalding

Before me personally appeared CHARLES MCCANN, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 16th day of January, 2024.

NOTARY PUBLIC

My commission expires: 7/29/24

DARI H LEWELLEN
NOTARY PUBLIC
Henry County
State of Georgia
My Comm. Expires July 29,2024

MARIA MCCANN SCHELL

STATE OF ~~GEORGIA~~ Texas
COUNTY OF Dallas

Before me personally appeared MARIA MCCANN SCHELL, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 13th day of January, 2024.

ANGELINA MARIE MULLINS
Notary Public, State of Texas
Comm. Expires 10-17-2027
Notary ID 134606327

NOTARY PUBLIC

My commission expires: 10-17-2027

Michele McCann
MICHELE MCCANN

STATE OF GEORGIA
COUNTY OF Gilmer

Before me personally appeared MICHELE MCCANN, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 10 day of January, 2024.

Rachel Asci
NOTARY PUBLIC

My commission expires: 2/24/24

RACHEL ASCI
NOTARY PUBLIC
FANNIN COUNTY, GEORGIA

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kimberly H Decker
AFFIANT

Sworn to and subscribed before me this 24th day of January, 2024.

SYDNEY A. FRANKLIN
NOTARY PUBLIC
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
01/22/2025
COUNTY OF DICKSON

My commission expires:_____

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Map & Parcel No: 102-12-0-059.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
DREES PREMIER HOMES, INC.
1651 Westgate Circle
Brentwood, TN 37027