WARRANTY DEED

Karen Johnson Davidson County
Batch# 1162779 DEEDWARR
07/26/2024 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20240726-0056582

STACY R JACOBS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2024

Notary Public

File No. AT-24-7080

MY COMMISSION EXPIRES: 3/9/2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred L. Kyzer, Jr	The Farmers Bank	
(NAME)	(NAME)	
4636 Woodside Drive	121 Village Drive, Suite 103	064-04-0-113.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Portland, TN 37148	
(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/we, **Robert A. Dee and Norma J. Dee, Co-Trustees of The Dee Community Property Trust**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fred L. Kyzer, Jr., an unmarried man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 3-B on the Plan of Zone Lot Division, Lots 1 thru 6, Section Two Lake Country of record in Plat Book 5200, Page 781, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Robert A. Dee and wife, Norma J. Dee by Warranty deed from George Margrave and wife, Sharmin J Dee of record in Book 6189, page 678, Register's Office for Davidson County, Tennessee, dated December 6, 1983 and recorded on December 7, 1983.

Being the same property conveyed to Robert A. Dee and Norma J. Dee, Co-Trustees of The Dee Community Property Trust by Quitclaim Deed from Robert A. Dee and Norma J. Dee of record in Instrument No. 20240503-0032748 Register's Office for Davidson County, Tennessee, dated May 2, 2024 and recorded on May 3, 2024.

In addition, this Deed also being signed by Robert A. Dee and Norma J. Dee, individually, to convey any interest they may have in and to the aforesaid property in their individual capacities, the prior Quitclaim Deed of record in Instrument No. 20240503-0032748 having a minor error in the legal description.

This is property more commonly known as 4636 Woodside Drive, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 25th day of July, 2024.

The Dee Community Property Trust dated
May 2, 2024

By: Robert A. Dee Co-trustee
Robert A. Dee, Co-Trustee

By: Norma J Dee Co-trustee
Norma J. Dee, Co-Trustee

Robert A Dee
Robert A. Dee

Norma J Dee
Norma J. Dee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Robert A. Dee and Norma J. Dee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Co-Trustees of The Dee Community Property Trust, the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Co-Trustees.

Witness my hand, at office, this 25th day of July, 2024.

Jacqueline G Brown
Notary Signature
My commission expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of July, 2024, before me personally appeared Robert A. Dee and Norma J. Dee, 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, at office, this 25th day of July, 2024.

Jacqueline G Brown
Notary Signature
My commission expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Amanda Maynor, 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

July 25, 2024.

Date

Affiant Signature

July 26, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of July, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON