This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $575,000.00.

Affiant

Subscribed and sworn before me this the 5 day of September, 2024.

Notary Public
My commission expires: 9/21/26

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kevin Dalton	Pinnacle Bank, a Tennessee Bank	146-13-0-012.00
900 Otter Creek Road	150 3rd Ave S, Suite 1000	
Nashville, TN 37220	Nashville, TN 37201	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSHUA JACKSON THOMAS AND JENA LOCKE THOMAS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KEVIN DALTON, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of The Estates at Radnor Lake, as shown in Instrument No. 20060112-0004786, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joshua Jackson Thomas and Jena Locke Thomas, husband and wife, by Warranty Deed from MaxCountry Properties, LLC, a Tennessee limited liability company, dated 05/09/2023 and recorded 05/10/2023 in Instrument No. 20230510-0034723, Register's Office for Davidson County, Tennessee.

Also being the same property previously conveyed to MaxCountry Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Big Dog Properties, Inc., dated 04/06/2018 and recorded 04/12/2018 in Instrument No. 20180412-0034286, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 900 Otter Creek Road, Nashville, TN 37220.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch # 1178370 DEEDWARR
09/06/2024 10:25:58 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50
20240906-0068628

Witness my hand this the 5 day of September, 2024.

Joshua Jackson Thomas

Jena Locke Thomas

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joshua Jackson Thomas and Jena Locke Thomas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5 day of September, 2024.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY