BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1284584 DEEDWARR
06/16/2025 09 16 25 AM 3 pgs
Fees $18 00 Taxes $1,480 00

20250616-0046590

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000 00

STATE OF TENNESSEE Affiant NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF June

Notary Public

My Commission Expires 10/4/27

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James E Dillingham and Vickie L Dillingham	NEW OWNER	
(NAME)	(NAME)	
1315 Hwy 70		142 13 0C 010 00
(ADDRESS)	(ADDRESS)	
Kingston Springs, TN 37082		
(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, WE, **JOHN C. BROCKLEBANK AND WIFE, VICKI H. BROCKLEBANK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES E. DILLINGHAM AND VICKIE L. DILLINGHAM, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 8585, together with the carport designated No, 8585-C in RIVER PLANTATION SECTION TEN, PHASE II-A, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the pint of River Plantation, Section Ten, Phase II-A, Condominium Apartment, recorded in Plat Book 7900, page 956-957, Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 9394, page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made and in annexation document in Book 9669, page 111, Book 9780, Page 284, Book 10024, page 409; Book 10136, page 708; and Book 10417, page 348, as amendment to Bylaws recorded in Instrument No. 20081203-0117316 and Instrument No.20190927-0098720; as amended in Instrument No. 20081203-0117317; Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John C. Brocklebank and Wife Vicki H. Brocklebank, by Warranty Deed from Marie Cullum Lawrence, unmarried, of record in Instrument No. 20140729-0067083, in the Register's Office of Davidson County, Tennessee, dated July 28, 2014 and recorded on July 29, 2014.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 8585 Sawyer Brown Rd., Nashville, TN 37221
(House Number) (Street) (P.O Address) (City or Town) (Postal Zip)

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 hand this 9 day of June, 2025

John C. Brocklebank
JOHN C. BROCKLEBANK

STATE OF North Carolina
COUNTY OF Brunswick

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

Witness my hand and official seal this 9th day of June, 2025.

Commission expires: 12/1/27

Notary Public

Heather L. McPherson
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/1/27
BRUNSWICK COUNTY, N.C.

MO2025-781

Witness my hand this 11 day of June, 2025

Vicki H. Brocklebank
VICKI H. BROCKLEBANK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 11th day of June, 2025.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27