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

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $180,000.00.

Affiant

Subscribed and sworn before me this the 17th day of July, 2025.

Notary Public
My commission expires: 3.20.28

Karen Johnson Davidson County
Batch# 1299724 DEEDWARR
07/18/2025 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20250718-0056759

WARRANTY DEED

Address of New Owner:
John Erik Adam Hjalmeby
Rebekah Louise Davis
112 Center St.
Old Hickory, TN 37138

Send Tax Bill to:
New Owner

Tax Information:
SEE LEGAL DESCRIPTION

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, RICKY D. LANNOM, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOHN ERIK ADAM HJALMEBY AND REBEKAH LOUISE DAVIS, HUSBAND AND WIFE, 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:

PARCEL I – 064-09-0-003.00:
LAND in Davidson County, Tennessee, being Lot Nos. 29 & 31, Block "F" on the Map of Hadley's Bend City as shown on plat of record in Book 421, page 120, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth Lannom and wife, Dorothy Lannom, by Warranty Deed from Roy Lannom and wife, Evie Lannom dated 03/29/1962 and recorded 03/30/1962 in Book 3369, Page 261, in the Register's Office of Davidson County, Tennessee.

The said Dorothy Lannom having since predeceased Kenneth Lannom on October 23, 2014.
The said Kenneth Lannom, also known as Kenneth C. Lannom, having since died testate on October 1, 2023, and his Estate having been probated under Case No. 24P-120, in the Probate Court for Davidson County, Tennessee and by his Last Will and Testament, he named Ricky D. Lannom as the Executor of his Estate and devisee of subject property.

The said Ricky D. Lannom, Executor for the Estate of Kenneth C. Lannom, having further conveyed subject property to Ricky D. Lannom, unmarried, by Executor's Quitclaim Deed dated 08/02/2024 and recorded 08/05/2024 in Instrument No. 20240805-0059096, in the Register's Office of Davidson County, Tennessee. See also Probate Case No. 24P-120, Davidson County, Tennessee.

PARCEL II – 064-05-0-059.00:
LAND in Davidson County, Tennessee, being Lot No. 27, Block "F" on the Map of Hadley's Bend City as shown on plat of record in Book 421, page 120, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

PARCEL III – 064-05-0-058.00:
LAND in Davidson County, Tennessee, being Lot Nos. 23 & 25, Block "F" on the Map of Hadley's Bend City as shown on plat of record in Book 421, page 120, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

PARCELS II & III being the same property conveyed to Kenneth C. Lannom, Dorothy Lannom and Ricky Lannom, as tenants in common with right of survivorship, by Warranty Deed from Ty Mathews and Meg Mathews, as tenants in common with right of survivorship, dated 11/14/2011 and recorded 12/6/2011 in Instrument No. 20111206-0094968, in the Register's Office of Davidson County, Tennessee.

The said Dorothy Lannom having since predeceased Kenneth Lannom on October 23, 2014.

The said Kenneth C. Lannom having since died on October 1, 2023, thereby vesting subject property in Ricky Lannom as surviving tenant. See Affidavit of Survivor recorded in Instrument No. 20240805-0059092, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 112 Center St., Old Hickory, TN 37138.

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.

Witness my hand this the 17 day of July, 2025.

Ricky D. Lannom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ricky D. Lannom, 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 17 day of July, 2025.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/17/25.

Affiant Signature

7/18/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

202507180056759