WARRANTY DEED

Karen Johnson
Batch # 1307171
08/11/2025 10:02:52 AM
Fees: $13.00 Taxes: $555.00

20250811-0063432

Davidson County
DEEDWARR
2 pgs

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires June 23, 2027

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2025

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Larry F. Dalton and Andy S. Dalton	Same	30-19
(NAME)	(NAME)	
4801 Whites Creek Pike	2042 Bellwood Ct	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Greenbrier TN 37073	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20251142

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, **Vicki Lynn Freeman, an married womam**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Larry F. Dalton, a married man and Andy S. Dalton, a married man**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Beginning at a point in the northeasterly intersection of Whites Creek Pike and Trantham Road; thence with the margin of said Pike, 124 feet to a point; thence N 59°E 471 feet (494 feet more or less, Deed call) to a point I the westerly margin of Trantham Road; thence with the same southeasterly, southerly and southwesterly 550 feet, more or less, to the point of beginning, according to survey by Campbell Surveying Co., Inc., 2424 21st Avenue South, Site 201, TN Lic. #665, dated 08/17/1993.

BEING the same property conveyed to Jackie A. Freeman and wife, Michele W. Freeman, by Warranty Deed from John W. Parker and wife, Kelli Parker, dated 11/26/1999 and filed of record in Book 1199, page 6549, Register's Office for Davidson County, Tennessee. The said Michele W. Freeman having died on or about 10/10/2021, leaving the said Jackie A. Freeman the surviving tenant by the entirety and sole owner of said land.

AND BEING the same property conveyed to Vicki Lynn Freeman by Quitclaim Deed from Jackie A. Freeman, dated 05/20/2025 and filed of record in Inst. No. 20250613-0045956, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 4801 Whites Creek Pike, Whites Creek, TN 37189
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 4th day of August, 2025

Vicki Lynn Freeman

Vicki Lynn Freeman

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Vicki Lynn Freeman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th of August, 2025.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
June 23, 2027