THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2025-1072

Karen Johnson
Batch # 1343585
11/12/2025 11 04 56 AM
Fees $13 00 Taxes $1,110 00
Davidson County
DEEDWARR
2 pgs
20251112-0089919

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THOUSAND AND 00/100 DOLLARS ($300,000.00) cash in hand paid, the receipt of which is hereby acknowledged, JOYCE B. CANTLOPE, an unmarried woman ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto JOYAL PROPERTIES, INC., a Tennessee corporation, its successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows.

Lying and being in Davidson County, State of Tennessee, and being Lot No. 215 on the Plan of Cherokee Hills Subdivision, Section Two, of record in Plat Book 3106, Page 149, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Howard J. Cantlope and wife, Joyce B. Cantlope, by deed from Steven D. Bonham and wife, Michelle Bonham, dated March 11, 1998 and of record in Book 10834, Page 953, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Joyce B. Cantlope upon the death of her husband, Howard J. Cantlope, deceased, by reason of their tenancy by the entirety. (Date of death being March 3, 2022)

This conveyance is subject to the right-of-way of Luna Drive and Cherokee Hills Drive.

This conveyance is subject to restrictions and reservations of record in Book 3464, Page 73, in Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on plat of record in Book 3106, Page 149, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2025 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor and the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of November, 2025.

JOYCE B CANTLOPE

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 7th day of November, 2025, before me personally appeared JOYCE B. CANTLOPE, 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 and official seal at office in said County this 7th day of November, 2025.

NOTARY PUBLIC

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES JULY 18, 2028

My commission expires:_____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 7th day of November, 2025

NOTARY PUBLIC

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES JULY 18, 2028

My commission expires:_____

****

Map & Parcel No: 148-03-0-021.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO
JOYAL PROPERTIES, INC.
1664 Antioch Pike
Nashville, TN 37013