WARRANTY DEED

File #25-406

Karen Johnson
Batch # 1353812
12/04/2025 11 24 05 AM
Fees $13 00 Taxes $1,036 00

20251204-0096449

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280 000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2025

Notary Public

MY COMMISSION EXPIRES 1/30/29
(AFFIX SEAL)

MATTHEW BROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 30, 2029

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
VicLakes Properties, LLC	NEW OWNER	163-02-0B-071 00-CO
(NAME)	(NAME)	
370 The Lady of the Lake Lane		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, **Brian Teamer, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VicLakes Properties, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No 174 on the Plan of First Amendment, Berkeley Hall, Phase Five, Section One, of Hickory Highlands, P U D , as shown by plat appearing of record in Instrument No 20050706- 0077601 and corrected by surveyor's certificate of correction of record in Instrument No 20050725-0086047 and Instrument No 20050725-0086048 and amended by Ratification, Dedication, and Adoption of Plat of record in Instrument No 20050923-0114416, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and details of said lots

Being the same property conveyed to Brian Teamer by Quitclaim Deed from Arzell Teamer and Elvira Teamer of record in Instrument No 20220614-0067319 Register's Office for Davidson County, Tennessee, dated June 07, 2022 and recorded on June 14, 2022 Collyn Teamer, spouse of Brian Teamer, joins in the execution of this instrument for the purpose of quitclaiming and conveying to Grantee all right, title and interest she may have in and to the above described property

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 782 Pippin Drive, Antioch, TN 37013

(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 3rd day of December, 2025

Brian Teamer

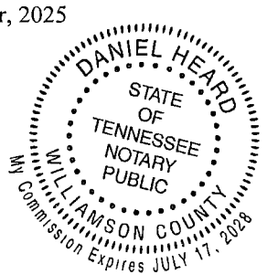
Collyn Teamer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of December, 2025, before me personally appeared Brian Teamer and Collyn Teamer, 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, at office, this 3rd day of December, 2025

Notary Signature
My commission expires 7.17.28



RETURN RECORDED DOCUMENTS TO.

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Brentwood, TN 37027