THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 251152823** Karen Johnson Davidson County Batch# 1360352 DEEDWARR 12/19/2025 04:17:30 PM 3 pgs Fees: $18.00 Taxes: $1,491.10 20251219-0101182	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $403,000.00. Affiant Subscribed and sworn to before me, this 15th day of December, 2025. Notary Public My Commission Expires: 11/15/28 TIARRA GRAYMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Timothy M. Brown 1317 8th Street Old Hickory TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 044 14 0 114.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen Kent Dean, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy M. Brown , a married man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 56, on the plan of SECTION I, ROLLING GREEN SUBDIVISION, Village of Old Hickory, as shown on plat of record in Book 1424, Page 75 and 76, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Stephen Kent Dean, an unmarried man, by Warranty Deed from Dean Alan Knies, Donna K. King, Eugene Wayne Knies, Pamela G. Coffman, Patricia A. Green, Linda K. Rizor and Deborah J. Ray, individually as Heirs and devisees, and Dean Alan Knies as Administrator of the Estate of Lawrence C. Knies, Jr., of record in Instrument No. 20210518-0066757, in the Register's Office of Davidson County, Tennessee, dated May 14, 2021 and recorded on May 18, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION I, ROLLING GREEN SUBDIVISION, as recorded in Plat Book 1424, Page(s) 75 and 76.

This is improved property located at 1317 8th Street Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of December, 2025.

Stephen Kent Dean

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen Kent Dean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2025.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

Certificate of Authenticity

I, Joshua A. Terry, 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 true and exact copy of the original document executed and authenticated according to law on 12/15/25.

Affiant Signature – Joshua A. Terry

12/16/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/16/2025.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON