Karen Johnson Davidson County
Batch# 1366318 DEEDWARR
01/06/2026 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $4,717.50
20260106-0001141

Name and Address of New Owner:
Majors Construction, LLC
P.O. Box 1241
Brentwood, TN

Send Tax Bills To:
Majors Constructions,
LLC
P.O. Box 1241

This Instrument Prepared By:
Mason Lillie powered by Bell Land
231 Public Square
Ste 220
Franklin, TN 37064

Map & Parcel No: 159 00 0 141.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Keith Akers and Lisa Akers, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Majors Construction, LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of HICKORY BOULEVARD ESTATES, SECTION 2, as of record in Plat Book 4715, Page 110, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Keith Akers and Lisa Akers, Husband and Wife, by Warranty Deed from Marion G. Bolin and Patricia W. Bolin, Husband and Wife, of record in Book 9935, Page 890, in the Register's Office of Davidson County, Tennessee, dated January 31, 1996, and recorded on February 01, 1996.

This property more commonly known as 1252 West Hickory Springs Court, Brentwood, TN 37027

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of December, 2025.

_____ (SEAL)
Keith Akers

_____ (SEAL)
Lisa Akers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of December, 2025, before me personally appeared Keith Akers, 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 19th day of December, 2025.

Notary Signature
My commission expires: 1/4/2027

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of December, 2025, before me personally appeared Lisa Akers, 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 19th day of December, 2025.

Notary Signature
My commission expires: 1/4/2027

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Sworn to and subscribed before me this 19th day of December, 2025.

Notary Signature
My commission expires: 12/19/28

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12-19-2025.

Affiant Signature

6th day of January, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028