Karen Johnson
Batch # 1368192
01/12/2026 10:04:35 AM
Fees: $13.00 Taxes: $3,110.31
Davidson County
DEEDWARR
2 pgs
20260112-0002563

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2025-1197

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED FORTY THOUSAND SIX HUNDRED TWENTY FIVE AND 00/100 DOLLARS ($840,625.00) cash in hand paid, the receipt of which is hereby acknowledged, ROBERT ERIC THORNTON, AN UNMARRIED MAN ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto ANDREW CHASE THORNTON AND WIFE, ELIZABETH J. BACA, their heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 8 and 9 on the plan of Daniel McIntyre Sr., deceased, Subdivision as of record in Plat Book 3, Page 30, Register's Office and Chancery Court for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Robert Eric Thornton, unmarried by deed from Marcy Lee Winters Fielder, executrix of Estate of David Beckett Frese dated July 10, 2023 and of record in Instrument No. 20230717-0054381, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to the following:
>
> 1. Right-of-way of Beechwood Avenue.
>
> 2. All matters shown on plat of record in Plat Book 3, Page 30, 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 Grantees, and the Grantees' heirs and assigns, forever. And the Grantor covenant with the Grantees, 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 2026 and as otherwise set forth herein. And the Grantor further covenants and binds the Grantor and the Grantor's heirs and assigns, to warrant and forever defend the title to said land to the Grantees and the Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

HAYLEY C. THORNTON executes this instrument on behalf of ROBERT ERIC THORNTON, pursuant to a Power of Attorney to Sell Real Estate dated December 22, 2025, and of record in Instrument No. 20260112-0002562, in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of January, 2026.

Robert Eric Thornton by Hayley C. Thornton, his Attorney-In-Fact

ROBERT ERIC THORNTON by HAYLEY C. THORNTON, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared HAYLEY C. THORNTON, Attorney-in-Fact for ROBERT ERIC THORNTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT ERIC THORNTON and acknowledged that such person executed the same as the free act and deed of ROBERT ERIC THORNTON.

WITNESS MY HAND and official seal at office in said County this 9th day of January, 2026.

NOTARY PUBLIC

AMANDALYN R. MANLEY STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires February 21, 2029

My commission expires: 2/21/2029

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $840,625.00, 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 9th day of January, 2026.

NOTARY PUBLIC

AMANDALYN R. MANLEY STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires February 21, 2029

My commission expires: 2/21/2029

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Map & Parcel No: 104-16-0-184.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
ANDREW CHASE THORNTON and wife,
ELIZABETH M. BACA
702 East College Street, Suite 200
Dickson, TN 37055