Karen Johnson Davidson County
Batch# 1378565 DEEDWARR
02/10/2026 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,724.20
20260210-0009932

Name and Address of New Owner:
Marcia L. Wilkinson and John Erby Wilkinson
6941 Scarlet Ridge Drive
Brentwood, TN 37027

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 181100A15600CO

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, **Leslie A. Dennis, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Marcia L. Wilkinson and John Erby Wilkinson, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 410, Final Plan of Final Plat of Autumn Oaks, Phase 4, as shown on plat of record in Instrument No. 20020523- 0062993, and as affected by Surveyor's Correction to Autumn Oaks, Phase Four in Instrument No. 20030110-0004644, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Leslie A Dennis, an unmarried woman by Warranty Deed from David K Wolstenholm and wife, Jessica Wolstenholm, dated August 24th 2006 and recorded August 29th 2006 of record in Instrument No. 20060829-0106682 said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

Improved property known as: 6941 Scarlet Ridge Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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.

NotaryCam Doc ID: c995d173-afca-42fb-9725-c71d0880789d

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30 day of January, 2026.

Leslie A. Dennis (SEAL)
Leslie A. Dennis

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ St. Johns

On this 29 day of January, 2026, before me personally appeared Leslie A. Dennis, 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. Produced a TN DL as identification

Witness my hand, at office, this 29 day of January, 2026.

M CHAPPELLE WILSON
Notary Public - State of Florida
Commission # HH 309891
My Comm. Expires Sep 7, 2026

Notary Signature
My commission expires: 9/7/2026

Completed via Remote Online Notarization using 2 way Audio/Video technology.

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 $466,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Leslie A. Dennis
Affiant

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ St. Johns

Sworn to and subscribed before me this ~~20~~29th day of January, 2026.
Leslie A. Dennis Produced a TN DL as identification

Notary Signature
My commission expires: 9/7/2026

M CHAPPELLE WILSON
Notary Public - State of Florida
Commission # HH 309891
My Comm. Expires Sep 7, 2026

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: c995d173-afca-42fb-9725-c71d0880789d

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 1/30/26 (date of document).

Affiant Signature

1/30/26
Date

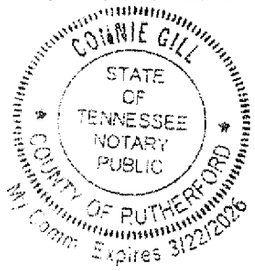
State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of January 2026

Notary's Signature

MY COMMISSION EXPIRES: 3/22/26



NOTARY'S SEAL