Karen Johnson Davidson County
Batch# 1378852 DEEDWARR
02/10/2026 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20260210-0010298

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202510771B

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $319,900.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

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

Notary Public
My Commission Expires: 5-16-29

STATE OF TENNESSEE NOTARY PUBLIC
JAMES R. THOMPSON
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 6th day of February, 2026, among:

JENNIFER MARIE DAHL, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DAVID LEE BROWN, UNMARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Section "C", Village of Old Hickory of record in Plat Book 1424, page 66, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Jennifer Marie Dahl, unmarried by deed from Amy Pegram Ford, dated February 6, 2020, of record in Instrument No. 20200206-0014025, Register's Office for Davidson County, Tennessee.

Being also known as 1302 Debow Street, Old Hickory, TN 37138.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Jennifer Marie Dahl

Jennifer Marie Dahl

State of Montana
County of Missoula

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Jennifer Marie Dahl**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4 day of February, 2026.

Sylvia I Headley

Notary Public
My Commission Expires: 4-26-26

SYLVIA I HEADLEY
Notary Public for the
State of Montana
Residing at MISSOULA, MT
My Commission Expires
April 26, 2026

Owner Name & Property Address:

Name: David Lee Brown
Address: 1302 Debow Street
City, State, Zip: Old Hickory, TN 37138

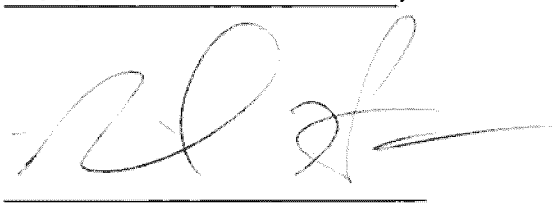
Responsible Party For Taxes:

Name: NEW OWNER
Address:
City, State, Zip:

Tax ID: 053-03-136.00

Certificate of Authenticity

I, Nick Harris, 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 2/6/26.



Affiant Signature

2/6/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of February, 20 26



Notary's Signature

My Commission Expires: 3/9/27

Date

