Karen Johnson Davidson County
Batch# 1379120 DEEDWARR
02/11/2026 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20260211-0010642

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Lynne Wilder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2026.

Elizabeth J Barnes
Notary Public

MY COMMISSION EXPIRES: 11-21-26
(AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0033

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rachel Cutliffe and Christopher Cutliffe	Same	Map: 110-03-0A-061.00CO
(NAME) 2704 Alvin Sperry Pass	(NAME)	
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($490,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GARY DIXNER, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RACHEL CUTLIFFE AND CHRISTOPHER CUTLIFFE, A MARRIED COUPLE AS JOINT TENANTS,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Final Plat of Phase 2, Lakeside Meadows, a Cluster Lot Development of record in Plat at Instrument No. 20080512-0048984, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gary Dixner, unmarried, by deed from Denyl Dixner, unmarried, of record in Instrument No. 20240221-0011916, dated February 16, 2024, Register's Office for said County.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20080512-0048984, said Register's Office; (3) Terms, provisions, covenants, conditions, and restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions, Restrictions and By-Laws recorded in Instrument No. 20080731-0078498, amended in Instrument No. 20110927-0074551, Register's Office for said County; (4) Charter for Homeowners Association of record in Instrument No. 20070320-0033988, in the Register's Office for Davidson County, Tennessee; (5) Soil Absorption Letter of record in Book 6431, Page 609, in the Register's Office for Davidson County, Tennessee; (6) Right of Use of Spring of record in Book 1001, Page 112, in the Register's Office for Davidson County, Tennessee; (7) Storm Water Detention Agreement of record in Instrument No. 20070112-0005324, in the Register's Office for Davidson County, Tennessee; (8) Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20071226-0146916, in the Register's Office for Davidson County, Tennessee; (9) Deed of common areas to Homeowners Association of record in Instrument No. 20161103-0116576 and Instrument No. 20161103-0116577, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2704 Alvin Sperry Pass, Mount Juliet, TN 37122
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9th day of February, 2026.

Gary Dixner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Dixner, 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, 9th day of February, 2026.

My Commission Expires:

11/2/24

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 9, 2026.

J. Carlton Drumwright

February 9, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 9, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY