WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH ~~DAY OF FEBRUARY, 2026.~~

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

Karen Johnson
Batch # 1381681
02/17/2026 10:52:59 AM
Fees: $13.00 Taxes: $3,145.00

Davidson County
DEEDWARR
2 pgs

20260217-0012238

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0020

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wade Decker and Denise Decker	Southern Bank of Tennessee	Map: 06401013500
(NAME) 1660 Stokley Ln	(NAME) 675 N. Mt. Juliet Rd	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHT HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($850,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HOWARD ALLUMS, UNMARRIED,

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

DENISE HOPE DECKER AND WADE RONALD DECKER, WIFE AND HUSBAND,

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:

Lot 82, Phase Two, Cleveland Hall Subdivision, as shown on the plat of record as Instrument Number 20020304-0026804, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Howard Allums and wife, Melanie H. Allums, by deed from Cleveland Hall, LLC, a Tennessee limited liability company, of record in Instrument No. 20020327-0037810, dated March 21, 2002, Register's Office for said County. The said Melanie H. Allums is now deceased.

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. 20020304-0026804, said Register's Office; (3) Deed of common areas to Homeowners Association of record in Instrument No. 20130816-0086466, in the Register's Office for Davidson County, Tennessee; (4) Sanitary Sewer Easement of record in Book 8006, Page 677, in the Register's Office for Davidson County, Tennessee; (5) Public Utility Easement of record in Book 8006, Page 677, in the Register's Office for Davidson County, Tennessee; (6) Public Utility Easement of record in Book 7844, Page 242, in the Register's Office for Davidson County, Tennessee; (7) Easement to BellSouth Telecommunications of record in Book 11725, Page 325, in the Register's Office for Davidson County, Tennessee; (8) Charter for Homeowners Association of record in Book 11725, Page 70, in the Register's Office for Davidson County, Tennessee; (9) Easement to Cumberland Utility District of record in Book 7994, Page 173, in the Register's Office for Davidson County, Tennessee; (10) Easement for Utility, Drainage and Detention of record in Book 5763, Page 287, Book 7844, Page 262 and Book 7844, Page 272, in the Register's Office for Davidson County, Tennessee; (11) Easement for Ingress, Egress and Utilities of record in Book 7844, Page 249, in the Register's Office for Davidson County, Tennessee; (12) Drainage and Construction Easement of record in Book 7844, Page 268, in the Register's Office for Davidson County, Tennessee; (13) Water Line Easements of record in Book 7994, Page 167 and Book 7994, Page 173, in the Register's Office for Davidson County, Tennessee; (14) Easement for Highway/Railway of record in Book 8068, Page 524, in the Register's Office for Davidson County, Tennessee; (15) Easement for Telecommunications of record

in Book 11720, Page 325, in the Register's Office for Davidson County, Tennessee; (16) Conveyance for Open Space and Common Areas of record in Instrument No. 20130816-0086466, in the Register's Office for Davidson County, Tennessee; (17) Storm Water Detention Agreement of record in Instrument No. 20041115-0136615, in the Register's Office for Davidson County, Tennessee; (18) Easement for Ingress, Egress, Roadway and Utilities of record in Book 6534, Page 6 and Book 6764, Page 164, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 11725, Page 76, amended in Instrument No. 20050307-0024504, Instrument No. 20051202-0144894, Instrument No. 20060113-0005680, Instrument No. 20071220-0146113, Instrument No. 20080208-0013290, Instrument No. 20081014-0103112, Instrument No. 20120912-0082762, and Book 11725, Page 110, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1660 Stokley Ln, Old Hickory, TN 37138
(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 12th day of February, 2026.

Howard Allums

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 Howard Allums, 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, 12th day of February, 2026.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY