Karen Johnson Davidson County
Batch # 1385147 DEEDWARR
02/25/2026 09:47:02 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20260225-0014889

THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 EAST COLLEGE STREET, SUITE 200
DICKSON, TENNESSEE 37055
RT8924-01(a) / 2026-72

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED THOUSAND AND 00/100 ($800,000.00) DOLLARS, cash in hand paid by JENNIFER LYNNE OAKLEY, Trustee of THE JENNIFER LYNNE OAKLEY FAMILY TRUST, the receipt of which is hereby acknowledged, I, JUANITA SUE LEONARD, have bargained and sold, and by these presents do transfer and convey unto the said JENNIFER LYNNE OAKLEY, Trustee of THE JENNIFER LYNNE OAKLEY FAMILY TRUST, her successors and assigns, a certain tract or parcel of land as follows:

Lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the west margin of Indian Creek Road, said iron pin being located in the north margin of the property conveyed to James E. Buttrey and wife, Annie Belle Buttrey, of record in Deed Book 1451, Page 305, of the Register's Office of Davidson County, Tennessee; thence leaving the west margin of Indian Creek Road with the north margin of the Buttrey property, North 56 degrees 17 minutes 00 seconds West 401.29 feet to an iron pin; thence North 83 degrees 24 minutes 36 seconds West 40.63 feet to an iron pin; thence North 73 degrees 23 minutes 45 seconds West 38.65 feet to an iron pin; thence North 55 degrees 24 minutes 32 seconds West 39.64 feet to an iron; thence South 76 degrees 38 minutes 00 seconds West 470.75 feet to an iron pin; thence leaving the north margin of the Buttrey property, North 13 degrees 22 minutes 00 seconds West 201.00 feet to an iron pin; thence North 82 degrees 40 minutes 51 seconds East 676.26 feet to an iron pin; thence South 83 degrees 28 minutes 31 seconds East 317.54 feet to an iron pin in the west margin of Indian Creek Road; thence with the west margin of Indian Creek Road, along a curve to the right with a central angle of 10 degrees 00 minutes 54 seconds, a radius of 623.07 feet, and a chord bearing of South 1 degree 48 minutes 14 seconds West 108.77 feet, a total distance of 108.91 feet to an iron pin; thence South 6 degrees 48 minutes 41 seconds West 291.09 feet to the point of beginning, containing 218,037 square feet, (5.005 acres).

Being the same property conveyed to Juanita S. Leonard, an unmarried person, by deed from Phillip Lynn Martin and wife, Jacqueline F. Martin, dated January 31, 2003, and of record in Instrument No: 20030205-0016164, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Indian Creek Road.

This conveyance is subject to the restrictions and reservations of record in Book 5017, Page 121, 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 belonging, to the said JENNIFER LYNNE OAKLEY, Trustee of THE

JENNIFER LYNNE OAKLEY FAMILY TRUST, her successors and assigns, forever. And I do covenant with the said JENNIFER LYNNE OAKLEY, Trustee of THE JENNIFER LYNNE OAKLEY FAMILY TRUST, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of 2026 Davidson County property taxes which have been prorated and shall be paid by Grantee and the 2025 Davidson County property taxes which shall be paid by Grantee. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said JENNIFER LYNNE OAKLEY, Trustee of THE JENNIFER LYNNE OAKLEY FAMILY TRUST, her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 24th day of February, 2026.

JUANITA SUE LEONARD

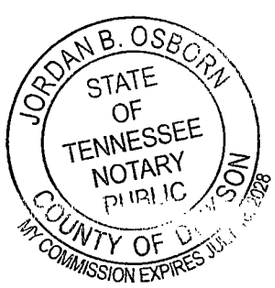
STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, JUANITA SUE LEONARD, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this 24th day of February, 2026.

NOTARY PUBLIC

My Commission Expires: 7/18/2028



AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $800,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 24th day of February, 2026.

NOTARY PUBLIC

JORDAN B. OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES JULY 18, 2028

My Commission Expires: 7/18/2028

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Map & Parcel:
100 00 0 088.00*

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
JENNIFER LYNNE OAKLEY, Trustee of
THE JENNIFER LYNNE OAKLEY FAMILY TRUST
P.O. Box 28
Pegram, TN 37143

**** The above described property is contiguous with other property belonging to said Grantee, and the above described property shall hereinafter be part and parcel of such adjacent property of Grantee identified as Map and Parcel 100-00-0-011.00.***