RETURN TO:
PREMIER ESCROW, LLC
101 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2026-126

Karen Johnson Davidson County
Batch # 1387731 DEEDWARR
03/03/2026 01:42:20 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20260303-0016819

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS ($515,000.00) cash in hand paid, the receipt of which is hereby acknowledged, THOMAS ERIK WILKINSON, a married man ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto DAVIS LANCASTER REESE, his successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 748 on the Plan of Charlotte Park Section Twelve of record in Plat Book 2900, Pages 127 & 128, in the Register's office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Erik Wilkinson, a married man, by deed from Matthew Holt, a single man, dated July 28, 2023, and of record in Instrument No. 20230731-0059025, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the right-of-way of Premier Drive.

This conveyance is made subject to all matters shown on plat of record in Plat Book 2900, Page 127-128, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the Terms and conditions of Agreement regarding sewage system of record in Deed Book 2593, Page 566, in Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenant for Detached Structure of record in Instrument #20021009-0123793, 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 belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2026 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor and the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

**THOMAS ERIK WILKINSON acknowledges that he is married to CHEYENNE**

**WILKINSON, and that their residence is not located on the property being conveyed. The said CHEYENNE WILKINSON does not have any homestead interest in the property being conveyed.**

**IN WITNESS WHEREOF**, Grantor has caused this Warranty Deed to be executed on the 27th day of February, 2026.

THOMAS ERIK WILKINSON

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

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared THOMAS ERIK WILKINSON, 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.

WITNESS MY HAND and official seal at office in said County this 27th day of February, 2026.

NOTARY PUBLIC

My commission expires: 7-18-28

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES JULY 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 $515,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 27th day of February, 2026.

NOTARY PUBLIC

My commission expires: 7-18-28

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

**********

Map & Parcel No: 102-04-0-046.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
DAVIS LANCASTER REESE
New owner
6526 Premier Dr.
Nashville, TN 37209