Karen Johnson Davidson County
Batch# 1397178 DEEDWARR
03/24/2026 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20260324-0023450

	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $535,000.00 Jennifer Russell Affiant Subscribed and sworn to before me, this 24 day of March, 2026. Notary Public My commission expires: 10/24/2028

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Donald Shane Dickson **Sarah Elizabeth Dickson**	**Regions Bank, dba Regions**	**14202008000**
7418 Harrow Dr	**PO Box 200401**	
Nashville, TN 37221	**Florence, SC 29502-0401**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 7418 Harrow Drive Trust

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

Sarah Elizabeth Dickson and Donald Shane Dickson, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 125, Plan of Cross Timbers, Section III, of record in Book 4175, Page 21, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The 7418 Harrow Drive Trust, by Warranty Deed from John B Booker, unmarried, dated November 25, 2025, of record in Instrument No. 20211201-0095000, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John B Booker and wife, Sandra R Booker, by Warranty Deed from Lucy Bolding, Jim E Shedd, and Carol Shedd Gilchrist, dated September 10, 2002, of record in Instrument No. 200209011-0110947, in the Register's Office for Davidson County, Tennessee. Sandra R Booker died August 27, 2025 leaving John B Booker as the sole surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 7418 Harrow Dr, Nashville, TN 37221.

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 in 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.

_____ Date: 3/17/24
The 7418 Harrow Drive Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 7418 Harrow Drive Trust and that she is authorized by The 7418 Harrow Drive Trust to execute this instrument on its behalf.

Witness my hand, at office, this 17 day of March, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 10/4/27

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 3/17/2026 (date of document).

Affiant Signature

3/24/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24 day of March 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

