WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 12-26-2026

(AFFIX SEAL)

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sandra Dee Southhall	New Owner	053-03-0-410.00
(NAME)	(NAME)	
200 16th Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1401384 DEEDWARR
04/02/2026 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20260402-0026608

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donnie R. Loman, a single man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Sandra Dee Southhall, unmarried,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL 1:

That certain tract or parcel of land in the Fourth Civil District of Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 42, Revised Plan of Section F, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded December 30, 1948, in Book 1424, Page 86, in Register's Office for Davidson County, Tennessee; fronting 125.4 feet on Sixteenth Street, containing 0.51 acres, more or less.

PARCEL 2:

A certain tract or parcel of land in the Village of Old Hickory, Davidson County, Tennessee, described as follows, to-wit:

Beginning at the point where the common boundary of Lot No. 3 and Lot No. 24 adjoins Lot No. 42 as shown on the Revised plan, Section F, Village of Old Hickory, recorded December 30, 1948, in Book 1424, page 86, in Register's Office for Davidson County, Tennessee, thence running north westerly in a straight line along the common boundary of Lot No. 3 and Lot No. 42 for a distance of 98.9 feet to the point where the common boundary of Lot No. 2 and Lot No. 3 adjoins Lot No. 42 as shown on said Revised Plan, thence turning and running 56 degrees 37 minutes east along the common boundary of Lot No. 2 and Lot No. 3 for a distance of 32.85 feet, thence turning and running south 0 degrees 53 minutes west for a distance of 113.38 feet to the point where the common boundary of Lot No. 3 and Lot No. 24 adjoins Lot No. 42 as shown on the Revised Plan, Section 4, Village of Old Hickory, recorded December 30, 1948, in Book 1424, page 86, in Register's Office for Davidson County, Tennessee, said parcel to contain thirty-five thousandths of an acre more or less.

PARCEL NO. 3:

That certain tract or parcel of land in the Fourth Civil District of Davidson County, Tennessee, described as follows, to-wit:

Beginning at the point where the common boundary of Lot No. 2 and Lot No. 3 adjoins the boundary of Lot No. 42 as shown on Revised Plan, Section F, Village of Old Hickory, recorded December 30, 1948, in Book 1424, Page 86, Register's Office for Davidson County, Tennessee, and running along the common boundary of Lot No. 2 and Lot No. 3 for a distance of 32.85 feet to a point, thence running in a straight line to the common corner of Lot No. 1, Lot No. 37, Lot No. 42 and Lot No. 2 as shown on Revised Plan of Section "F", thence running along the common boundary of Lot No. 2 and Lot No. 42 to the beginning. All references as to lot numbers and common boundary of said lots as shown on Revised Plan of Section "F", Village of Old Hickory, recorded December 30, 1948, in Book 1424, Page 86, Register's Office for Davidson County, Tennessee.

PARCEL 4:

That certain tract or parcel of land in the Fourth Civil District of Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point marked by an iron pin at the intersection of and common to the boundaries of Lots No. 3, No. 24, and No. 42 as shown on Revised Plan, Section F, Village of Old Hickory, recorded January 6, 1950, in Book 1424, Page 131, Register's Office for Davidson County, Tennessee, and running along the common boundary of Lot No. 3 and Lot 24 bearing North 59 degrees and 52 minutes East for a distance of 91 feet to a point; thence across the full width of Lot No. 3 in a true and level line to a point located on and in the common of boundary Lot No. 3 and Lot No. 2, (said point being further located by description following); then, Southwesterly along the common boundary of Lot No. 2 and Lot No. 3 45 feet to a point located on and in the common boundary of Lot No. 2 and Lot No. 3 and at the intersection of said boundary with a true line bearing North 9 degrees and 53 minutes East from the point of beginning; thence, South 0 degrees and 53 minutes West a distance of 113.38 feet to the point of beginning.

Being the same property conveyed to Donnie R. Loman and wife, Linda J. Loman by Warranty Deed from Nona Hibbett Smartt, dated 05/27/1992, of record in Book 8635, Page 55, Register's Office for Davidson County, Tennessee.

The said Linda J. Loman died on 09/08/2023, leaving the said Donnie R. Loman the sole surviving tenant by the entirety.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 200 16th Street, Old Hickory, TN 37138

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 27th day of March, 2026.

Donnie R. Loman

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donnie R. Loman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of March, 2026.

Notary Public:
My Commission Expires: 1.31.29

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202604020026608

Tennessee Certification of Electronic Document

I, Justin Foster 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 3-30-26 (date of document).

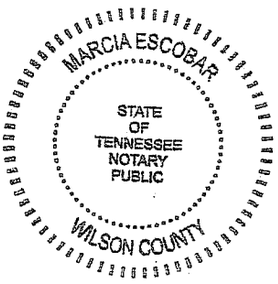
Affiant Signature

3-30-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 of March, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027