This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

Karen Johnson Davidson County
Batch# 1403812 DEEDWARR
04/09/2026 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20260409-0028975

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **FRANCES LYN HARGIS, A MARRIED WOMAN (FKA FRANCES L. WIKSTROM-CONARD),** HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL TOMLINSON AND CAREY TOMLINSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING UNIT NO. 15, ON THE PLAN OF THE BLUFFS OF CEDARSTONE OF RECORD IN MASTER DEED OF RECORD IN INSTRUMENT NO. 20070625-0075380, AND AMENDED IN INSTRUMENT NO. 20070720-0086753, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPITON.

BEING THE SAME PROPERTY CONVEYED TO FRANCES L. WIKSTROM-CONARD, UNMARRIED, (NKA FRANCES LYN HARGIS, A MARRIED WOMAN) BY WARRANTY DEED FROM STANLEY SCOTT LINDSEY AND WIFE, MELANEE B. LINDSEY, DATED MAY 28, 2020, OF RECORD IN INSTRUMENT NO. 20200602-0056544, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FRANCES L. WIKSTROM-CONARD HAS SINCE MARRIED AND IS NOW KNOWN AS FRANCES LYN HARGIS. SPOUSE NEVER RESIDED AT PROPERTY AS HOMESTEAD.

This is improved property known as 823 CEDARSTONE WAY, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenant with Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of April, 2026.

Frances Lyn Hargis
(FKA Frances L. Wikstrom-Conard)
by Lisa Swint, as atty in fact

FRANCES LYN HARGIS
(FKA FRANCES L. WIKSTROM-CONARD)
BY: LISA SWINT, AS ATTY IN FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LISA SWINT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of FRANCES LYN HARGIS (FKA FRANCES L. WIKSTROM-CONARD), and who acknowledged that she executed the same as the free act and deed of LISA SWINT as her Attorney-in-Fact.

DONE at offices in Hendersonville, Tennessee, on this the 8th day of April, 2026.

Gina Dunning

NOTARY PUBLIC
My commission expires: 7/20/27

GINA DUNNING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Affiant

Subscribed and sworn to before me, this the 8 day of April, 2026.

NOTARY PUBLIC
My commission expires 12/16/2028

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2028

Address New Owner(s) as follows:
DANIEL TOMLINSON and CAREY TOMLINSON
823 CEDARSTONE WAY
NASHIVLLE, TN 37075

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 096020A/015.00 CO

Certificate of Authenticity

I, [signature], 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 4/8/2026 (date of document).

[signature]
Affiant Signature

Date: 4/8/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8 day of April, 2026.

[signature]
Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER