Karen Johnson Davidson County
Batch# 1404450 DEEDWARR
04/10/2026 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260410-0029336

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

McDowell-Markey-T26-025

STATE OF Tennessee
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2026.

(Affix Seal) Notary Public

My Commission Expires: 9/13/2025

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
201A Molly Walton Drive
Hendersonville, TN 37075 (615)264-8709

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Brenda McDowell-Markey	New owners	162-13-A-6
2025 Green Timbers Drive		
Antioch, TN 37013		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Linda Sue Nicklos, Trustee under the Linda Sue Nicklos Living Trust, dated December 30, 2025**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Brenda F. McDowell-Markey, an unmarried woman**, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Map 162-13-A; Parcel: 6.00, Land in Davidson County, Tennessee, being Lot No. 6; Greenwood Subdivision; recorded as No. 20000922-0094259, amended as 20010605-0058472, which property was conveyed to Linda Sue Pell, by Mt. View, LLC., by Waranty Deed as recorded on March 13, 2002 (20020313-0031647).

The conveyance is subject to the Declarations of Covenants, Conditions and Restrictions and By-Laws of Greenwood Subdivision, record No.: 20000922-0094258, and amended in record No.: 20010711-0073943, and 20011023-0115676; and the easements and setback lines as set forth on the plan of record.

Being the same property conveyed to Linda Sue Nicklos, Trustee under the Linda Sue Nicklos Living Trust, dated December 30, 2025, Certificate of Trust by Quit Claim Deed from Linda Sue Nicklos of record in Instrument No. 20260105-0000294, recorded on 01/05/2026, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ Property known as: **2025 Green Timbers Drive, Antioch, TN 37013**

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, their heirs and assigns forever; and we, the GRANTOR, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Witness my/our hand(s) this 7th day of April, 2026:

Linda Sue Nicklos Living Trust dated December 30, 2025

BY: Linda Sue Nicklos, Trustee
Linda Sue Nicklos, Trustee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned LINDA SUE NICKLOS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustee of THE LINDA SUE NICKLOS LIVING TRUST, DATED DECEMBER 30, 2025, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of LINDA SUE NICKLOS as Trustee.

Notary Public

My Commission Expires: May 8, 2028

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

Certificate of Authenticity

I, Joshua A. Terry, 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 April 7 2026.

Affiant Signature – Joshua A. Terry

April 10 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on April 10 2026

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27