Karen Johnson Davidson County
Batch# 1407559 DEEDWARR
04/17/2026 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260417-0031491

Name and Address of New Owner:
Derrick Pickvet
636 Parkvue Place Drive
Nashville, TN 37221

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 142-02-0C-026-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sean C. Dorris and Maegan L. Dorris, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Derrick Pickvet, an unmarried man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit 26, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions, and Restrictions for Parkvue, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20190206-0011430, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Sean C. Dorris and Maegan L. Dorris, husband and wife, by Warranty Deed dated February 27, 2020 from Parkside Builders, LLC, a Tennessee limited liability company, recorded March 4, 2020 in Instrument No. 20200304-0023779 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of April, 2026.

Sean C. Dorris (SEAL)
Sean C. Dorris

Maegan L. Dorris (SEAL)
Maegan L. Dorris

STATE OF MARYLAND
COUNTY OF PRINCE GEORGE'S

On this 10th day of April, 2026, before me personally appeared Sean C. Dorris and Maegan L. Dorris, 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, this 10th day of April, 2026.

LAURIELLE CAMPBELL
Notary Public - Maryland
Montgomery County
My Commission Expires Apr 11, 2030

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00, 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 10th day of April, 2026.

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Notary Public
My commission expires: 10/10/26
File No. 2026-8828-RS

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Leslie Hayes, 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 4/10/2026.

Date

Affiant Signature

4/16/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of April, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: Date

Notary's Seal (if on paper)