THIS INSTRUMENT PREPARED BY:
Sara O. Thomas, Esq.
August Law, PLLC
321 Billingsly Ct., Suite 23
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1417255 DEEDWARR
05/07/2026 08:51:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260507-0041047

Address New Owner and Send Tax Bills To:
Rebecca Farley Dodson and Michael Wayne Dodson, Trustees of the
Dodson Living Trust Dated April 20, 2026
8206 Victory Trail
Brentwood, TN 37027

Map-Parcel Number: 11911008700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, We, Michael W. Dodson and Rebecca F. Dodson, husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents does hereby transfer and convey unto Rebecca Farley Dodson and Michael Wayne Dodson as Trustees of the Dodson Living Trust Dated April 20, 2026, hereinafter called the GRANTEES, their heirs and/or assigns, a certain parcel of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 88 on the Map of Mashburn Heights, of record in Book 1835, page 1, Register's Office for said County, as follows:

Said Lot No. 88 fronts 123.4 feet on the Southerly side of Ennis Road and runs back between lines, 198 feet on the East line and 208.8 feet on the West line to a dead line in the rear, measuring 65 feet thereon.

Being the same property conveyed to Harry V. L. Russell and wife, Gertrude L. Russell, by Warranty Deed of record in Book 101, page 816, of the Register's Office for Davidson County, Tennessee. Harry V. L. Russell died testate on July 30, 2011, having been predeceased by his wife, Gertrude L. Russell. The Last Will and Testament of Harry V. L. Russell of record in Docket No. 11P1415 in the Probate Court of Davidson County, Tennessee names Rickey Linn Russell and Gary Lee Russell as equal residuary beneficiaries.

Being the same property conveyed to Michael W. Dodson and Rebecca F. Dodson, husband and wife, by Warranty Deed from Rickey Linn Russell and Gary Lee Russell, dated August 17, 2012 and recorded August 21, 2012, Book 20120821-0075151, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2808 Ennis Rd., Nashville, TN 37210.

This conveyance is subject to (I) 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, and (5) other matters of public record.

Taxes for the current year, which, if not paid, have been assumed by GRANTEES.

County and city taxes for the current year and subsequent years, a lien not yet ascertainable, due or payable tax.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and/or assigns forever.

GRANTORS COVENANTS with the said GRANTEES that they 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 they do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and/or 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.

NOTICE

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION OBTAINED FROM THE PARTIES AND GRANTORS' PREVIOUS DEED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY THEREOF, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS SHE RENDERED A TITLE OPINION OF ANY KIND AND THE PREPARER MAKES NO WARRANTY OR REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY AND THAT A SURVEY, TITLE EXAMINATION AND TITLE INSURANCE HAVE NOT BEEN OBTAINED.

THE PARTIES HAVE BEEN INFORMED THAT A MORE CURRENT TITLE EXAMINATION AND SURVEY COULD PROVIDE RELEVANT INFORMATION AS TO THE QUALITY OF THE TITLE CONVEYED, AND ANY OTHER CLAIMS, LIENS OR ENCUMBRANCES AFFECTING TITLE.

WITNESS this the 20th day of April, 2026.

GRANTOR:

Michael W. Dodson

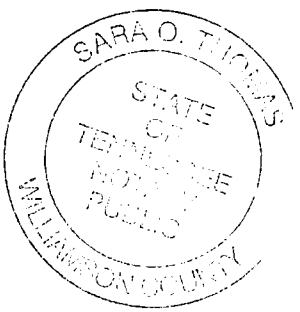
Rebecca F. Dodson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Michael W. Dodson and Rebecca F. Dodson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom I have acknowledged as executing the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 20th day of April, 2026.

Sara O. Thomas, NOTARY PUBLIC
My Commission Expires: September 28, 2026



OATH OF VALUE

As a transfer by a transferor of real estate to a revocable living trust created by the same transferor, this instrument is exempt from tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) and likewise the valuation oath is unnecessary pursuant to T.C.A. § 67-4-409(a)(1)(E).

CERTIFICATE OF AUTHENTICITY

I, Sara O. Thomas, 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 20, 2026.

Sara Thomas
Attorney at Law

April 28, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Sara O. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 28 day of April, 2026.

NOTARY PUBLIC

My Commission Expires: 10/20/29

KODI STEVEN CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
October 20, 2029