THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454116** Karen Johnson Davidson County Batch# 1426616 DEEDWARR 05/29/2026 09:37:30 AM 3 pgs Fees: $18.00 Taxes: $2,127.50 20260529-0048701	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me, this 28th day of May, 2026. Notary Public My Commission Expires: C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

WARRANTY DEED

Address New Owner: Brian J. Blackburn and Deann Blackburn 606 Lake Reserve Cv Hermitage TN 37076	Send Tax Bills To: Legacy Home Loans, LLC 408 Highway 76 White House, TN 37188	Tax Information: Tax Parcel ID No. 110 02 0B 076.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian K. Wilcox and Lisa A. Wilcox, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian J. Blackburn and Deann Blackburn, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit A of Lot 40 on the plan of THE RESERVE AT SEVEN POINTS, LOTS 1 THROUGH 41 AND OPEN SPACES A THROUGH H, as depicted in Exhibit A of the Amendment to Declaration of Covenants, Conditions, and Restrictions for THE RESERVE AT SEVEN POINTS, LOTS 1 THROUGH 41 AND OPEN SPACES A THROUGH H, of record in Instrument No. 20210610-0077984, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof, and being supplemental to the Declaration of record in Instrument No. 20171004-0101710 and as amended in Instrument No. 20180323-0027343, said Register's Office.

Being the same property conveyed to Brian K. Wilcox and Lisa A. Wilcox, husband and wife, by Warranty Deed from Frank Batson Homes, Inc., of record in Instrument No. 20220713-0080253, in the Register's Office of Davidson County, Tennessee, dated July 12, 2022 and recorded on July 13, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE RESERVE AT SEVEN POINTS, as recorded in Instrument No. 20180223-0017267.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171004-0101710, as amended in Instrument No. 20180323-0027343 and Instrument No. 20210610-0077984.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160823-0088147.

Easement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances, recorded in Instrument No. 20220322-0032948.

Charter for Reserve at Seven Points Townhouse Corporation recorded as Instrument No. 20171004-0101711.

Common Open Space Deed recorded as Instrument No. 20240913-0070933.

Reservation recorded in Book 2965, Page 588.

This is improved property located at 606 Lake Reserve Cv Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of May, 2026.

Brian K. Wilcox

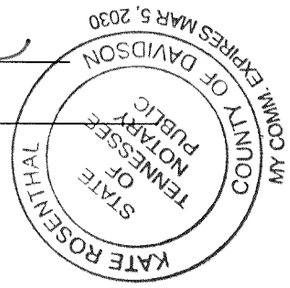
Lisa A. Wilcox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian K. Wilcox and Lisa A. Wilcox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2026.

Notary Public
My Commission Expires: _____



True Copy Certification

I, **Tonya Cherry,** 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 this the 28 day of May, 2026.

Affiant Signature
Date 5-28-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of May, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028