Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 190
Nashville, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $951,999.00.

Affiant

Subscribed and sworn before me this the 28th day of May, 2026.

Notary Public
My commission expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2026

Karen Johnson
Batch # 1426893
06/01/2026 11:43:30 AM
Fees: $13.00 Taxes: $3,522.40

Davidson County
DEEDWARR
2 pgs

20260601-0049067

WARRANTY DEED

Address of New Owner:
Joan Dyer
6509 Windy Hill Ct.
Brentwood, TN 37027

Send Tax Bill to:
New Owner

Tax Information:
172-13-0B 008.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PATRICIA WHITSON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOAN DYER, UNMARRIED WOMAN., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of Windyhill, of record in Instrument No. 20000523-0051445, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wesley Scott Whitson and wife, Patricia Whitson, by deed dated 12/16/2016, from W. Scott Whitson and wife, Patricia Whitson, of record in Instrument No. 20161227-0135517, Register's Office for said County.

(Value or consideration shown in aforementioned deed $0.00.)

Also being the same property conveyed to W. Scott Whitson and wife, Patricia Whitson by deed dated 09/15/2014, from Dorethia J. Merideth, unmarried, of record in Instrument No. 20140918-0085698, Register's Office for said County.

The said Wesley Scott Whitson having died on 01/17/2024, thereby vesting the property solely in Patricia Whitson as the surviving tenant by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6509 Windy Hill Ct., Brentwood, TN 37027.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of May, 2026.

Patricia Whitson

Patricia Whitson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia Whitson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of May, 2026.

My commission expires: 6/14/2026

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public