BOX 10-A

Warranty Deed

Karen Johnson Davidson County Batch # 1428206 DEEDWARR 06/05/2026 10:55:55 AM 2 pgs Fees: $13.00 Taxes: $1,665.00 20260605-0050861	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Affiant Subscribed and sworn to before me, this the 4th day of June, 2026. Notary Public My commission expires

HOLDEN L. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPT 05, 2029

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cameron Lee Minton	SAME	182-01-0A-151.00-CO
960 Morning Road		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANTHONY DOBBINS AND HEATHER CASEY NKA HEATHER DOBBINS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAMERON LEE MINTON, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 126 on the Plan of Revision One, Phase Three, Revision to Lots 91, 95, 96 & 125 through 128 Sunset Hills, RS-10 Subdivision - Cluster Lot Option, of record in Instrument No. 20131217-0127444, Register's Office for Davidson County, Tennessee, to which plan reference is made for complete legal description thereof.

Being the same property conveyed to Anthony Dobbins, an unmarried man, and Heather Casey, an unmarried woman by Warranty Deed from Christian McConnell and Kate McConnell, husband and wife of record in Instrument No. 20230223-0012829 Register's Office for Davidson County, Tennessee, dated February 17, 2023 and recorded on February 23, 2023. Heather Casey being now known as Heather Dobbins.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 960 Morning Road, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of June, 2026.

Anthony Dobbins

Heather Dobbins

STATE OF NEW YORK
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anthony Dobbins and Heather Dobbins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of June, 2026.

Notary Public

My Commission Expires: 6-14-2028

JOLENA R. BARRY
Notary Public - State of New York
No. 01BA0025913
Qualified in Oswego County
My Commission Expires June 14, 2028