Karen Johnson Davidson County
Batch# 1429636 DEEDWARR
06/09/2026 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,361.60
20260609-0051770

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 5-28-28
(AFFIX SEAL)

MELISSA GROOM NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

File No. PA-26-2399

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alec Patrick Dent and Olivia Jane Clare Dent	TEXANA BANK, N.A.	
(NAME)	(NAME)	
648 Des Moines Drive	1680 KELLER PKWY	075-07-0-049.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	KELLER, TX 76248	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Linda V. Anderson, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alec Patrick Dent and Olivia Jane Clare Dent. husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain Land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 66 on the Plan of Tulip Grove, Section 2, of record in Book 3700, page 122, Register's Office for Davidson County, Tennessee.

Said Lot No. 66 described as follows: Beginning at a point on the western margin of Des Moines Drive, which point is a common corner of Lots 65 and 66; thence northwesterly along the line between said lots 172.00 feet to a point; thence northeasterly 114.60 feet to a point which is the common corner of Lots 67 and 66; thence southeasterly 163.65 feet along the line between said Lots to a point on the westerly margin of Des Moines Drive which is a common corner of Lots 67 and 66; thence with said margin southwesterly 95.00 feet to the point of beginning.

Being the same property conveyed to James David Anderson and wife, Linda V. Anderson by Warranty Deed from Donald Hugh Huffine and wife Linda Faye Huffine of record in Book 6033, Page 567, Register's Office for Davidson County, Tennessee, dated March 29, 1983 and recorded on April 07, 1983.

Being the same property conveyed to Linda V. Anderson by Quitclaim Deed from James David Anderson of record in Instrument No. 20040120-0007295 Register's Office for Davidson County, Tennessee, dated January 20, 2004 and recorded on January 20, 2004. Linda V. Anderson having since divorced.

This is property more commonly known as 648 Des Moines Drive, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand this 2nd day of June, 2026.

Linda V. Anderson

Linda V. Anderson

STATE OF MT
COUNTY OF Missoula

On this 2nd day of June, 2026, before me personally appeared Linda V. Anderson, 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, at office, this 2nd day of June, 2026.

Notary Signature
My commission expires: 9/21/2028

ALYSSA MEINHOLD NOTARIAL SEAL STATE OF MONTANA

ALYSSA MEINHOLD
NOTARY PUBLIC FOR THE
STATE OF MONTANA
RESIDING AT STEVENSVILLE, MONTANA
MY COMMISSION EXPIRES
SEPTEMBER 21, 2028

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 June 3, 2026.

Lissa Groom
Affiant
Date: June 3, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 3 day of June, 2026

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON