WARRANTY DEED

Karen Johnson Davidson County
Batch# 1429638 DEEDWARR
06/09/2026 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20260609-0051773

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES: 03/28/28

(AFFIX SEAL)

MACKENZIE REINACHER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Thomas Killion	Pinnacle Bank	026-09-0-075.00
(NAME) 443 Moss Trail	(NAME) 1717 Mallory Lane	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Dale Davidson, an unmarried man, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Thomas Killion, an unmarried man , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Goodlettsville Heights Subdivision, Section Number Two of record in Plat Book 1424, Pages 120 and 121, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 160 feet on the Easterly side of Moss Trail Road and runs back 222 feet on the Northerly line and 229.4 feet on the Southerly line, to the Westerly margin of the L&N Railroad right of way, measuring 160 feet thereon.

Being the same property conveyed to Dale Davidson by Executor's Quitclaim Deed from Estate of Mamie Crues Davidson of record in Instrument No. 20220901-0098647 Register's Office for Davidson County, Tennessee, dated September 1, 2022 and recorded on September 1, 2022.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 443 Moss Trail, Goodlettsville, TN 37072

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of June, 2026.

Dale W. Davidson
Dale Davidson

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson VC

On this 4th day of June, 2026, before me personally appeared Dale Davidson, 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 4th day of June, 2026.

Vanessa Cortner
Notary Signature
My commission expires: 05-08-2028

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 06/04/2026 (date of document).

Affiant Signature

06/04/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 4th day of June, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

202606090051773