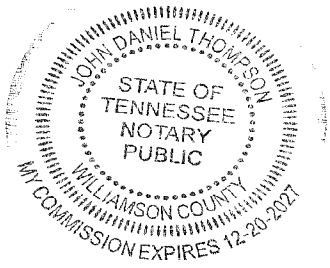
Karen Johnson Davidson County
Batch# 1432637 DEEDWARR
06/11/2026 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,664.96
20260611-0052927



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $449,990.00.

Affiant

Subscribed and sworn to before me, this June 10, 2026.

Notary Public

My commission expires: 12/20/27

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Adam Christoper Dickenson and Jacklyn Dickenson		
3925 Stephens Ridge Way	New Owner	173-16-0A-206-00-CO
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Stephen T. Herlihy, Trustee of The Stephen T. Herlihy Revocable Living Trust, dated January 12, 2021

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jacklyn Dickenson and Adam Dickenson, wife and husband

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 134 on the plan of Hidden Creek, Phase 4, Section 1 record in Instrument No. 20050714-0081682, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephen T. Herlihy, Trustee of the Stephen T. Herlihy Revocable Living Trust, dated January 12, 2021 by Warranty Deed from Stephen T Herlihy of record in Instrument No. 20210113-0005991 Register's Office for Davidson County, Tennessee, dated January 12, 2021 and recorded on January 13, 2021.

This is [X] improved [ ] unimproved property known as 3925 Stephens Ridge Way, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the ____ day of June, 2026.

The Stephen T. Herlihy Revocable Living Trust, dated January 12, 2021

By: _____
Stephen T. Herlihy, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Stephen T. Herlihy, Trustee of The Stephen T. Herlihy Revocable Living Trust, dated January 12, 2021, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above as Trustee.

Witness my hand and official seal this 10th day of June, 2026.

_____
Notary Public
My Commission Expires: 2-2-2030

Nicholas R. Norton
State of Tennessee Notary Public
Williamson County

Lenders Title Company File No. TN-2600933-7524

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 6/10/2026 (date of document).

Karla I Kard
Affiant Signature

06/10/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10 day of June, 2026.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

