THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454331**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $815,000.00. Affiant Subscribed and sworn to before me, this 15th day of June, 2026. Notary Public My Commission Expires: 9/19/2028

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1433725 DEEDWARR
06/16/2026 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20260616-0054442

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Barrett Dickson 4920 Michigan Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091-07-0-496.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason D. Derene and Michelle Derene, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Barrett Dickson, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 903, Block 136, (block 136 being erroneously omitted in previous deeds), as shown on the map entitled No. 1 Plan of West Nashville, of record in plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JASON D. DERENE AND MICHELLE L. BORCHERS, HUSBAND AND WIFE, by deed from SUBURBAN COWBOYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20201013-0118680, dated October 2, 2020, said Register's Office.

Michelle L. Borchers having since married and is now known as Michelle Derene.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 091-07-0-496.00.

Matters shown on the Plan of record in Plat Book 57, pages 74-75, said Register's Office.

This is improved property located at 4920 Michigan Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of June, 2026.

Jason D. Derene

Michelle Derene

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason D. Derene and Michelle Derene, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2026.

Notary Public

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAR 5, 2030

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAR 5, 2030

Tennessee Certification of Electronic Document

I, Kristen Jacoby, 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 6/15/26 (date of document).

Kristen Jacoby
Affiant Signature

6/15/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15 day of June, 2026

Kim Murray
Notary's Signature

MY COMMISSION EXPIRES: 2-23-30

NOTARY'S SEAL

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY