STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANIELLE WATSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMM. EXPIRES MAY 29, 2030

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

Karen Johnson Davidson County
Batch# 1448030 DEEDWARR
07/16/2026 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,472.60
20260716-0064554

17-NSH26-11541

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jeffrey E. Kirkpatrick 964 Todd Preis Drive Nashville, TN 37221	New Owner	142 05 0D 065.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert H. Lewis, Jr., a widower**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeffrey E. Kirkpatrick, an unmarried man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. J-401, together with the carport designated as J-401-C, on the plan of PHASE ONE, SECTION FOUR, RIVER PLANTATION CONDOMINIUM APARTMENTS, of record in Plat Book 4860, Pages 17, 18 and 19, and amended in Plat Book 4860, Pages 107, 108, and 109, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Robert H. Lewis, Jr. and wife, Wylodene G. Lewis, by Warranty Deed from D. Mark Turner and wife, Pamela S. Turner, of record in Book 6584 Page 604, in the Register's Office of Davidson County, Tennessee, dated June 14, 1985, and recorded on June 18, 1985. The said Wylodene G. Lewis died on December 31, 2023, leaving Robert H. Lewis, Jr. as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 964 Todd Preis Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Kristine E. Badger executes this instrument on behalf of Robert H. Lewis, Jr., pursuant to a Power of Attorney dated March 23, 2016, and of record in Instrument No. 202607160064553, in the Register's Office of Davidson County, Tennessee.

WITNESS my hand this 10th day of July, 2026

Robert H. Lewis, Jr. by Kristine E. Badger as Attorney-in-Fact

Robert H. Lewis, Jr. by Kristine E. Badger as
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DICKSON

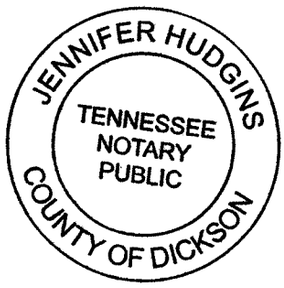
Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kristine E. Badger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Robert H. Lewis, Jr., and that she is authorized by Robert H. Lewis, Jr., to execute this instrument on his behalf.

Witness my hand and seal at Dickson, Tennessee, this 10th day of July, 2026.

Jennifer Hudgins

Notary Public

My Commission Expires: 2-23-2028



Certificate of Authenticity

I, Danielle Watson, 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 7/10/24.

Date

Affiant Signature

7/10/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 10th day of July, 2024.

Notary's Signature

My Commission Expires: -

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029