Karen Johnson Davidson County
Batch# 1448105 DEEDWARR
07/16/2026 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20260716-0064667

WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$595,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July, 2026.

Notary Public
MY COMMISSION EXPIRES: 5-12-2

CINDY M. BLEVINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File #26-JJ-7305-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Austin P. Justus (NAME)	SWBC Mortgage Corp. (NAME)	
7305 Autumn Crossing Way (ADDRESS)	9311 San Pedro Avenue Suite 100 (ADDRESS)	**181 10 0B 007.00**
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

KYLE DODSON AND MICHELLE DODSON, HUSBAND AND WIFE,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

AUSTIN P. JUSTUS, AN UNMARRIED MAN,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Final Subdivision Plat of CENTEX AT CONCORD, PHASE 1 of record in Plat at Instrument No. 20050110-0122364, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kyle Dodson and Michelle Dodson, husband and wife, by Warranty deed from Mitchel Strange, a married man and James Jeffrey Kerby, a married man, of record in Instrument No. 20170120-0006591, in the Register's Office of Davidson County, Tennessee, dated January 19, 2017 and recorded on January 20, 2017.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CENTEX AT CONCORD, PHASE 1, as recorded in Plat Instrument No. 20051011-0122364.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050914-0110829; as Amended in Instrument No. 20061228-0160254 and Declaration recorded in Instrument No. 20060317-0030953.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050505-0050660.
* Common Open Space Deed recorded in Instrument No. 20051027-0130024.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ unimproved ____X___ improved property known as: 7305 Autumn Crossing Way, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the **15th** day of **July, 2026.**

Kyle Dodson

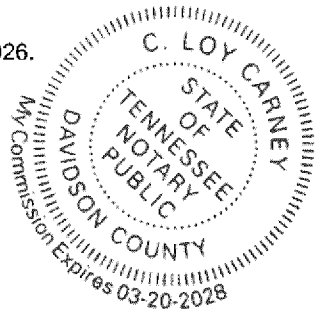
Michelle Dodson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2026, before me personally appeared Kyle Dodson, 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 15th day of July, 2026.

Notary Signature
My commission expires:

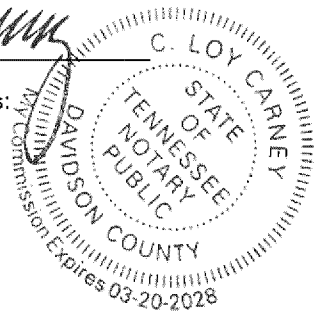


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2026, before me personally appeared Michelle Dodson, 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 15th day of July, 2026.

Notary Signature
My commission expires:



I, Christy Tesch, 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 15th day of July, 2026.

Date: 15th day of July, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of July, 2026.

Notary Public
My commission expires: 5-12-2030

