Karen Johnson Davidson County
Batch# 1448114 DEEDWARR
07/16/2026 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260716-0064680

WARRANTY DEED

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Jon Chambers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2026

M Boyd
Notary Public

MY COMMISSION EXPIRES: 3/5/2030

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jon Chambers	Same as new owner	108-16-0-088.00
(NAME)	(NAME)	
1034 Pleasant View Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Gary F. Dillard,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jon Chambers, single man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot 8-A, Zone Lot Division of Lots 8, 9 and 39, Section One, of Percy Priest Woods, of record in Book 5200, page 701, amending Book 5200, page 472, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Gary F. Dillard, by Warranty Deed from Michael L. Hader and wife, Judith I. Hader, dated June 21, 1996, of record in Book 10096, page 225, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1034 Pleasant View Dr., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

The herein described tract or parcel of land is not nor has it ever been the Grantor's primary residence.

This conveyance is subject to the following: Taxes for the year 2026, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the plan of record in Book 5200, page 701, amending Book 5200, page 472; restrictions of record in Book 5984, page 865; Book 6020, page 270; Book 6097, page 11; Book 6353, page 307 and Book 6560, page 667; all of record in the Register's Office for Davidson County, Tennessee

Witness my hand this 15th day of July, 2026.

Gary F. Dillard

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, Gary F. Dillard, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 15th day of July, 2026.

Notary Public
My Commission Expires:

MELANIE D DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2030

File No.: 40315

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.

STEPHANIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5/8/29