WARRANTY DEED

Karen Johnson Davidson County
Batch# 1449062 DEEDWARR
07/20/2026 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20260720-0065182

File No. LM-26-3151

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2026

Notary Public

MY COMMISSION EXPIRES: 07/03/2028

(AFFIX SEAL)

LUKE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Marks	New Owner	
(NAME) 2109 Chels Way	(NAME) 2109 Chels Way	053-16-0-056.00
(ADDRESS) Old Hickory, TN 37138-1986	(ADDRESS) Old Hickory, TN 37138-1986	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Robert A. Dee and Norma J. Dee, Co-Trustees of The Dee Community Property Trust**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank Marks, a married person, as their sole and separate property,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a survey of part of the Clarence R. Ussery property, and more fully described according to a survey by John D. McCormick, Surveyor, dated December 26, 1973, and described as follows:

Beginning at an iron pin in the Southeast corner of the land herein described and being a point where the Northerly margin of Old Hickory Boulevard intersects with the Westerly margin of Anthony Street; thence North 40 degrees 30 minutes East with Anthony Street 225.0 feet to an iron pin; thence North 49 degrees 30 minutes West 150.0 feet to an iron pin; thence South 40 degrees 30 minutes West with Parkhurst Line 225.0 feet to the Northerly margin of Old Hickory Boulevard; thence with the Northerly margin of Old Hickory Boulevard South 49 degrees 30 minutes East 150 feet to the point of beginning, containing 0.77 acres, more or less.

Being the same property conveyed to Robert A. Dee and wife, Norma J. Dee by Warranty Deed from Church of God of Prophecy, State Trustees of record in Book 7025, Page 719, Register's Office for Davidson County, Tennessee, dated October 20, 1986 and recorded on October 30, 1986.

Being a portion of the same property conveyed to Robert A. Dee and Norma J. Dee, Co-Trustees of The Dee Community Property Trust by Quitclaim Deed from Robert A. Dee and Norma J. Dee of record in Instrument No. 20240503-0032748, Register's Office for Davidson County, Tennessee, dated May 02, 2024 and recorded on May 03, 2024.

This is property more commonly known as 3618 Old Hickory Boulevard, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my/our hand this 16 th day of July, 2026.

The Dee Community Property Trust dated
May 2, 2024

By: Norma J. Dee Co-trustee
Norma J. Dee, Co-Trustee

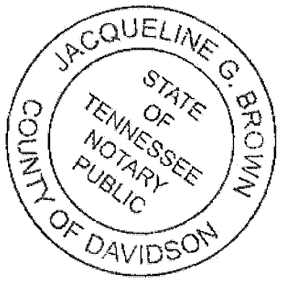
By: Co-trustee
Robert A. Dee, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

On this 16 th day of July, 2026, before me personally appeared Robert A. Dee and Norma J. Dee, Co-Trustees of The Dee Community Property Trust, 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 16 th day of July, 2026.

Jacqueline G Brown
Notary Signature
My commission expires: 11-5-2029



Certificate of Authenticity

I, Luke Martin, 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 **July 16th, 2026**.

Date

LL Martin

Affiant Signature

07/17/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of **July**, 20**26**.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/26

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)