THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1449814 DEEDWARR
07/21/2026 11:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260721-0065844

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Katrina L. Dickerson, as Trustee, Affiant

Subscribed and sworn to before me,
this 20th day of July, 2026.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-25-2029

Notary Public

My Commission Expires: 4/28/2029

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Steven R. Dickerson and Katrina L. Dickerson, Co-Trustees of the Steven and Katrina Dickerson Revocable Trust 93 Victoria Park Nashville, TN 37205	Steven R. Dickerson and Katrina L. Dickerson, Co-Trustees of the Steven and Katrina Dickerson Revocable Trust 93 Victoria Park Nashville, TN 37205	104 14 0G 054.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **STEVEN REID DICKERSON and wife, KATRINA L. DICKERSON** (formerly known as Katrina L. Allen), (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **STEVEN R. DICKERSON and KATRINA L. DICKERSON, as Co-Trustees of the STEVEN AND KATRINA DICKERSON REVOCABLE TRUST under agreement dated July 20, 2026** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a

certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee being Lot No. 99 on the Revised Final Plat of Whitworth, Phase 1, of record in Book 7900, pages 140 thru 144 said Register's Office, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed by Arthur Boon-Seng Dew and Rosalind Chik-Yin Dew, Trustees of the Arthur Boon-Seng Dew Family Living Trust dated June 28, 1995, as amended and restated on February 24, 2001 to Steven Reid Dickerson, and spouse, Katrina L. Allen, by deed dated March 15, 2001, recorded as Instrument No. 20010322-0027741, in the Register's Office for Davidson County, Tennessee. An Affidavit of Scrivener's Error was subsequently recorded as Instrument No. 20090305-0019949, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property commonly known as 93 Victoria Park, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

SIGNED this the 20th day of July, 2026.

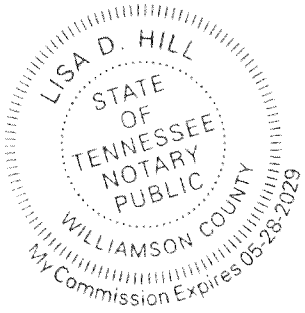
STEVEN REID DICKERSON

KATRINA L. DICKERSON, formerly known as Katrina L. Allen

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN REID DICKERSON and KATRINA L. DICKERSON,** formerly known as Katrina L. Allen, 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 and official seal on this 20th day of July, 2026.



Notary Public

My Commission Expires: 5/28/2029

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 20, 2026.

7/20/2026
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 20th day of July, 2026.

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029