Karen Johnson Davidson County
Batch# 1450599 DEEDWARR
07/22/2026 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20260722-0066515

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **07/10/2026** Notary Public MY COMMISSION EXPIRES: 01/20/29 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared by and Return To:

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

FOUR STAR TITLE LLC
ESTABLISHED 2005

File #26-6134

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Oldham and Daryl Spicer	**Daryl Spicer**	**75-8-183.00**
2007 Kimberly Drive Mt. Juliet TN 37122	**2007 Kimberly Drive Mt. Juliet TN 37122**	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lynda K. Langley, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Oldham and Daryl Spicer,**HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot No. 507 on the Plan of Tulip Grove, Section 9, of record in Book 4675, Page 135, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 507 fronts 90 feet on the Westerly side of Concord Drive and extends back 173.70 feet on the Northerly Line and 160 feet on the Southerly line to a dead line in the rear, which is a broken line measuring 106.28 feet thereon.

Being the same property conveyed to Charles Randall Langley, and Lynda K. Langley, his wife, by Warranty Deed from Ben Merritt, and Bonnie R. Merritt and D/B/A Ben Merritt Construction

Company, dated March 8, 1978, of record in Book 5261, Pages 226-227, in the Register's Office of Davidson County, Tennessee.

**Charles Randall Langley having since passed on January 27, 1992.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4845 Concord Drive, Hermitage, TN 37076-1506**
(House Number) (Street) (City, State) (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(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 10th day of July 2026.

Lynda K Langley by Amanda P. Whitlock as Attorney-in-Fact

Lynda K. Langley
By: Amanda Paige Whitlock, as Attorney-in-Fact

STATE OF **TENNESSEE**
COUNTY OF WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Amanda Paige Whitlock, acting as Power of Attorney for Lynda K. Langley, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument acting as Power of Attorney for Lynda K. Langley, for the purposes therein contained.

Witness my hand and official seal on this the 10th day of July 2026

NOTARY PUBLIC

My Commission Expires: 11/20/29

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tennessee Certification of Electronic Document

I, Bailey Warren, 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 7/10/26 (date of document).

Bailey Warren
Affiant Signature

7-22-2026
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 22 day of July, 2026.

Notary's Signature

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 11/20/29