WARRANTY DEED

Karen Johnson Davidson County
Batch # 1451898 DEEDWARR
07/27/2026 02:35:52 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20260727-0068219

W-RA-26-2065

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Helen Hughes	**Pinnacle Bank, a Tennessee bank**	
(NAME)	(NAME)	**032-16-0B-013.00-CO**
2065 Creekland View Blvd.	**21 Platform Way South, Ste 2300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Nashville, TN 37203**	
(CITY) (STATE) (ZIP)	(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, **GLYNN DOUGLAS DILBECK, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HELEN HUGHES, AN UNMARRIED WOMAN,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 13, on the plan of Heritage Creek, Phase 1B, as shown by plat of record in Plat Instrument No. 20220512-0055047, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Glynn Douglas Dilbeck, an unmarried man by Warranty Deed from Clayton Properties Group, Inc., a Tennessee Corporation of record in Instrument No. 20230628-0049419 Register's Office for Davidson County, Tennessee, dated June 27, 2023 and recorded on June 28, 2023.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20220512-0055047, Register's Office of Davidson County, Tennessee.
- All matters shown on the Plan of record in Book 547, Page 67, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Book 3600, Page 19, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20211211-0168178, supplemented annexing Phase 1B in Instrument No. 20220623-0071912, further amended in Instrument No. 20221222-0132237, and Instrument No. 202602250015006, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20260211-0010652, in the Register's Office for Davidson County, Tennessee.
- Subject to Grant of Transmission Line Easement of record in Book 2810, Page 442, in the Register's Office for Davidson County, Tennessee.
- Subject to Sanitary Sewer and Storm Drainage Easement of record in Book 7790, Page 391, in the Register's Office for Davidson County, Tennessee.
- Subject to Boundary Line Agreement of record in Instrument Number 20190425-0038156, in the Register's Office for Davidson County, Tennessee.
- Subject to Inspection and Maintenance Agreement for Private and Stormwater Facilities of record in Instrument Number 20201110-0132514, in the Register's Office for Davidson County, Tennessee.
- Subject to all Easements as Stated in Special Warranty Deed of record in Instrument Number 20200131-0011678, in the Register's Office for Davidson County, Tennessee.
- Agreement for Grant of Easement for Conservation Greenway of record in Instrument Number 20240716-0053454, in the Register's Office for Davidson County, Tennessee.
- Open Space of record in Instrument Number 20221207-0127630, in the Register's Office for Davidson

County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2065 Creekland View Blvd., Nashville, Tennessee 37207**.

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 24th DAY OF JULY, 2026.

Glynn Douglas Dilbeck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLYNN DOUGLAS DILBECK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of July, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212