Karen Johnson Davidson County
Batch# 1452756 DEEDWARR
07/30/2026 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20260730-0070295

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654942**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$850,000.00~~. Affiant Subscribed and sworn to before me, this 28th day of July, 2026. Notary Public My Commission Expires:

ALEXIS CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029

WARRANTY DEED

Address New Owner: Jessica Rizzuto and William Dyer 3711 Hilldale Drive Nashville TN 37215	Send Tax Bills To: Guild Mortgage Company L.L.C. PO Box 1788 Springfield, OH 45501	Tax Information: Tax Parcel ID No. 117-09-0-029.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **O. G. Maddux and Alana J. White, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jessica Rizzuto and William Dyer, married**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 4 on the Plan of Billington Lands, as of record in Book 547, page 116, Register's Office for said County, and being known as Lot No. 5 on the Map of Hymor Subdivision, unrecorded, and described according to a copy of a survey made by George W. Watkins, June 30, 1949, as follows:

Beginning at a point in the westerly margin of Hilldale Drive at the corner of Lots 4 and 5; thence with the line between said lots westerly 205.9 feet to a point; thence southerly 100 feet to a point at the corner of Lots 5 and 6; thence with the line between said lots easterly 203.2 feet to a point; thence northerly 100 feet to the point of beginning.

Being the same property conveyed to O.G. MADDUX and wife, ALANA J. WHITE, by deed from DREW W. DIMOND AND WIFE, NANCY DIMOND, of record in Book 9112, page 277, dated October 6, 1993, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 117-09-0-029.00.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4081, page 419, said Register's Office.

Matters shown on the Plan of record in Plat Book 547, page 116, said Register's Office.

This is improved property located at 3711 Hilldale Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2026.

O. G. Maddux

Alana J. White

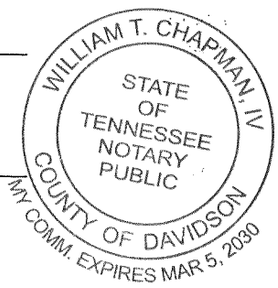
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, O. G. Maddux and Alana J. White, 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, at office, this 28th day of July, 2026.

Notary Public

My Commission Expires:



True Copy Certification

I, **Tonya Cherry,** 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 this the 28 day of July, 2026.

Affiant Signature
Date 7-28-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

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