Karen Johnson Davidson County
Batch# 1453142 DEEDWARR
08/03/2026 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20260803-0071044

WARRANTY DEED

(SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF July, 2026.

Notary Public
MY COMMISSION EXPIRES: 12/19/28

File #26-DW-5424-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John O'Neal and Margaret Tidwell O'Neal (NAME)	Guild Mortgage Company, LLC (NAME)	
5424 San Marcos Drive (ADDRESS)	5887 Copley Drive (ADDRESS)	**161 05 0 038.00**
Nashville, TN 37220 (CITY) (STATE) (ZIP)	San Diego, CA 92111 (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,

CAROLINE M. DILBECK AND TIMOTHY M. DILBECK, JR., TRUSTEES OF BLACK DOG REVOCABLE TRUST DATED DECEMBER 10, 2024,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JOHN O'NEAL, AND MARGARET TIDWELL O'NEAL, HUSBAND AND WIFE,

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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Hillview Estates of record in Plat Book 3600, Page 89, in the Register's Office for Davidson County.

Said Lot No. 14 fronts 98 feet on the Easterly side of San Marcos Drive, and extends back 258.23 feet on the Northerly line, which is broken line, and 255.96 feet on the Southerly line, which is a broken line, along the Northerly margin of a cemetery lot, and accessway, to a dead line in the rear on which it measures 115.33 feet.

Being the same property conveyed to Timothy M. Dilbeck, Jr. and Caroline M. Dilbeck, Co-Trustees of the Black Dog Revocable Trust, dated December 10, 2024, by Quitclaim Deed from Timothy M. Dilbeck, Jr. and Caroline M. Dilbeck, husband and wife, of record in Instrument No. 20241226-0099514, in the Register's Office of Davidson County, Tennessee, dated December 10, 2024 and recorded on December 26, 2024.

Being the same property conveyed to Timothy M. Dilbeck, Jr. and Caroline M. Dilbeck, husband and wife, by Warranty Deed from Brandon G. Rosenthal and Kathleen R. Rosenthal, husband and wife, of record in Instrument No. 20211230-0171761, in the Register's Office of Davidson County, Tennessee, dated December 29, 2021 and recorded on December 30, 2021.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillview Estates, as recorded in Plat Book 3600, Page(s) 89.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3836, Page 719.
* Rights of other parties in and to the grave site located on the land, including the right of ingress, egress, maintenance of such site and burial rights.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 5424 San Marcos Drive, Nashville, TN 37220.

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 27th day of July, 2026.

Black Dog Revocable Trust dated December 10, 2024

By:_____
Caroline M. Dilbeck, Trustee

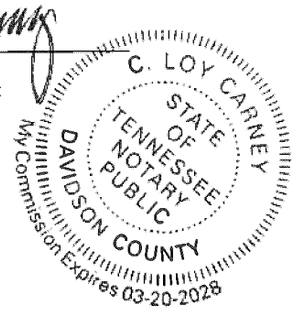
By:_____
Timothy M. Dilbeck, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of July, 2026, before me personally appeared Caroline M. Dilbeck and Timothy M. Dilbeck, Jr., Trustees of Black Dog Revocable Trust dated December 10, 2024, 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 27th day of July, 2026.

_____
Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 27. 2026

Affiant Signature

30th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202608030071044