Karen Johnson Davidson County
Batch# 1458906 DEEDWARR
08/12/2026 08:53:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260812-0074403

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	PARCEL IDENTIFICATION:
2607 GREEN OAK LLC 6688 NOLENSVILLE RD STE 108 BRENTWOOD, TN 37027	**2607 GREEN OAK LLC** 6688 NOLENSVILLE RD STE 108 BRENTWOOD, TN 37027	MAP/ PARCEL: 181-01-08-113.00-CO

GENERAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED IN THE OFFICE OF,
AND, AFTER RECORDING, RETURN TO:
LAW GUYS PLLC
1555 RIO GRANDE AVENUE
FORT WORTH, TEXAS 76102

Excise Tax: $ 0.00
Tenn. Code Ann. § 67-4-409 (a)(3)(F)
(No oath of value required for exempt transactions.)

THE STATE OF TENNESSEE§
§ KNOW ALL BY THESE PRESENTS:
COUNTY OF DAVIDSON §

GRANTOR: **MICHAEL C. DIXON AND ANNIE MICHELLE DIXON, HUSBAND AND WIFE,** whose mailing address is 437 Maplegrove Drive, Franklin, TN 37064.

GRANTEE: **2607 GREEN OAK LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TRUSTEE OF THE 2607 GREEN OAK REVOCABLE TRUST,** whose mailing address is 6688 Nolensville Rd, Ste 108, Brentwood, TN 37027. *(Grantor is beneficiary of the Revocable Trust.)*

CONSIDERATION: NONE

PROPERTY: See Attached **EXHIBIT "A".**

The designations Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, or feminine as required by context.

Grantor has **GRANTED AND CONVEYED, and by these presents does GRANT AND CONVEY** unto Grantee, subject to the matters hereinafter stated, the Property, together with all improvements on the Property on this, the 7 day of August 2026.

This conveyance of the Property is expressly made subject, however, to all mineral reservations, restrictions, easements, zoning ordinances, and covenants to the extent the same are valid, presently

subsisting and affecting the Property, and which are reflected in the Real Property Records of the County in which the Property is located.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantee, Grantee's heirs, executors, legal representatives, and assigns, forever. Grantor does hereby bind Grantor's successors and assigns, to **WARRANT AND FOREVER DEFEND** the title to the Property to the Grantee, Grantee's heirs, executors, legal representatives, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part of the Property by, through, or under Grantor.

Grantor and Grantee acknowledge that ad valorem taxes that are associated with, related to, or affecting the Property for prior years have been paid, and taxes for the current year are assumed by Grantee.

THIS DEED WAS PREPARED USING INFORMATION FURNISHED BY GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE EXAM.

[SIGNATURES & NOTARY ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed on this, the 7 day of August 2026.

GRANTORS:

Michael C. Dixon
Michael C. Dixon

Annie Michelle Dixon
Annie Michelle Dixon

Signed this the 7 day of August, 2026, in the presence of:

FIRST WITNESS:
Kelda Serak
Kelda Serak
207 N. 4th St., #459
Hgo, OK. 74743

SECOND WITNESS:
Susan Hurl
Susan Hurl
4540 Barnett Rd., Apt. 120E
Wichita Falls, TX. 76310

STATE OF TEXAS §
COUNTY OF WICHITA §

Acknowledged before me on the 7th day of August 2026 by Michael C. Dixon, Annie Michelle Dixon, Kelda Serak and Susan Hurl, the above signed witnesses, for the consideration and in the capacity stated.

Powered by Blue Notary

Jennifer S. Witcher
Notary Public, State of Texas
My commission expires on 09/13/2026

Notarized online using audio-video communication technology

NOTARY PUBLIC STATE OF TEXAS
Jennifer S. Witcher
Electronic Notary Public
State of Texas
Commission #: 133958127
Commission Expires: 09/13/2026

EXHIBIT "A"

The following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Phase One, 2nd Addition to Sugar Valley, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20050105-0001853, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same lot or parcel of land as described in and conveyed by that certain Quitclaim Deed dated March 22, 2022, from **Michael C. Dixon,** to Michael C. Dixon and Annie Michelle Dixon, husband and wife, of record April 5, 2022, in Deed Instrument # 20220405-0039270 in the Public Records of Davidson County, Tennessee.

Map & Parcel No.: 181-01-0B-113.00-CO

Commonly known as 7628 Mint Leaf Dr, Nashville, Tennessee 37211

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, C. Stephen Tobin, 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 August 7, 2026 (date of document).

C. Stephen Tobin

August7, 2026
Date

STATE OF TEXAS §
COUNTY OF WICHITA §

Acknowledged before me today, the 7th day of August, 2026, by C. Stephen Tobin for and in the capacity stated.

This is an online notarial act.
Powered by Blue Notary

Jennifer S. Witcher
Notary Public, State of Texas
My commission expires on 09/13/2026

Notarized online using audio-video communication technology

