Karen Johnson Davidson County
Batch # 1459581 DEEDWARR
08/14/2026 09:50:39 AM 3 pgs
Fees: $18.00 Taxes: $1,359.75
20260814-0075918

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2026-786

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($367,500.00) cash in hand paid, the receipt of which is hereby acknowledged, JOHNNA DENNY, formerly known as JOHNNA BLACKHAIR, an unmarried woman ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto COLIN TUCK, an unmarried man, his successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

> Lying and being in Davidson County, State of Tennessee, and being Lot 32 of Bret Ridge Subdivision, as shown by plat of record in Book 6900, Page 121, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Johnna Blackhair, an unmarried person, by deed from Ashley Jernigen, now known as Ashley Jernigen Metcalf, a married person, dated May 22, 2015 and of record in Instrument No. 20150604-0052218, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right-of-way of Bret Ridge Drive.
>
> This conveyance is subject to Declaration of Covenants, Conditions & Restrictions of record in Volume 7030, Page 527, and First Amendment of record in Deed Book 7047, Page 171, in Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all matters as shown on plat of record in Book 6900, Page 121, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2026 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor and the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of August, 2026.

JOHNNA DENNY

JOHNNA DENNY

STATE OF Texas
COUNTY OF Harris

On this 11th day of August, 2026, before me personally appeared OHNNA DENNY, formerly known as JOHNNA BLACKHAIR, 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 and official seal at office in said County this 11th day of August, 2026.

NOTARY PUBLIC

Carolyn B James
ID NUMBER
13024110-3
COMMISSION EXPIRES
February 24, 2029

My commission expires: 02/24/2029
Electronically signed and notarized online using the Proof platform.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $367,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 11th day of August, 2026.

NOTARY PUBLIC

ASHLEE M. GOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXPIRES FEB. 24, 2027
COUNTY OF DICKSON

My commission expires:_____

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Map & Parcel No: 086-07-0A-032.00

ADDRESS OF NEW OWNER:
COLIN TUCK
1020 Bret Ridge Drive
Nashville, TN 37076

SEND TAX BILLS TO:
CROSSCOUNTRY MORTGAGE, LLC
2160 Superior Avenue
Cleveland, OH 44114

Certificate of Authenticity

I, ASHLEE M GOUDEN, 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 8/11/26.

Date

Affiant Signature

8/11/26

Date

State of Tennessee

County of Dickson

Sworn to and subscribed before me this 11th day of AUGUST, 2026.

Notary's Signature

BRYSTOL MCKINNEY
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. OCTOBER 25, 2028
DICKSON COUNTY

My Commission Expires: _____

Date

Notary's Seal (if on paper)