Karen Johnson Davidson County
Batch# 1462419 DEEDWARR
08/20/2026 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,145.63
20260820-0077712

WARRANTY DEED

DYLAN WARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WARREN

STATE OF TENNESSEE
COUNTY OF Warren

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $579,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-6-2030
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Michael Kinkade and Clarissa Lenore Kinkade	NEW OWNER	181 10 0A 341.00
(NAME)	(NAME)	
7716 Tranquil Trail	7716 Tranquil Trail	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Christopher Alan Dorman, an unmarried man, and Richard Hugh Dorman, II, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michael Kinkade and Clarissa Lenore Kinkade, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 915 on the Final Plat of AUTUMN OAKS, PHASE 9, A CLUSTER SUBDIVISION (a Planned Unit Development), as of record in Instrument No. 20150609-0053998, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher Alan Dorman and Richard Hugh Dorman II, joint tenants with right of survivorship, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20160121-0006124, in the Register's Office of Davidson County, Tennessee, dated January 19, 2016 and recorded on January 21, 2016.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AUTUMN OAKS PHASE 9 A CLUSTER SUBDIVISION, as recorded in Instrument No. 20150609-0053998.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY AUTUMN OAKS R-20 RESIDENTIAL P.U.D., as recorded in Plat Book 6900, Page 786.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010912-0099443 and Amended in Instrument No. 20030513-0064238 and Resolution recorded in Instrument No.

20100414-0028160 and Amended in Instrument No. 20101206-0096935.
Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 6704, Page 397 and Book 6704, Page 405 and Amended in Book 6968, Page 30.
Right of Way Agreement as set forth in instrument recorded in Book 4240, Page 667 as affected in Partial Release of Right of Way recorded in Book 6968, Page 25.
Storm Water Detention Agreement as set forth in instrument recorded in Book 7760, Page 970; Instrument No. 20040128-0010895 and Instrument No. 20050222-0018903.
Charter for Autumn Oaks Homeowners Association, Inc. recorded as Instrument No. 20010912-0099442.
Hold Harmless recorded in Instrument No. 20101207-0097347.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 7716 Tranquil Trail, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Effective the 10 day of August, 2026.

Christopher Alan Dorman by Kim Hicks, attorney in fact
Christopher Alan Dorman by Kim Hicks, as attorney-in-fact

Richard Hugh Dorman, II by Kim Hicks, attorney in fact
Richard Hugh Dorman, II by Kim Hicks, as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kim Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Christopher Alan Dorman and Richard Hugh Dorman, II pursuant to Power of Attorney of record in Instrument No. 20260820-0077711, and that she is authorized by Christopher Alan Dorman and Richard Hugh Dorman, II to execute this instrument on their behalf.

Witness my hand, at office, this 10 day of August, 2026.

JACK E. MCLAUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Printed Name: the undersigned

My Commission Expires: 2/23/30

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 8/10/26. (date of document).

Affiant Signature

8/17/26.

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of August 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

