Karen Johnson Davidson County
Batch# 1463081 DEEDWARR
08/25/2026 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $8,325.00
20260825-0078608

WARRANTY DEED

CHRISTIAN ADAM LARSEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-7-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,250,000.00

AFFIANT

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

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-7-27

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3687LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO if left blank please use the address of the new owner	MAP-PARCEL
Anthony Sissons		
101 Kennett Road		
Old Hickory, TN 37138		054 10 0 005.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHN N. GALLOWAY SIX-YEAR QUALIFIED RESIDENCE TRUST UNDER AGREEMENT DATED DECEMBER 31, 2012, AN UNDIVIDED ONE-HALF INTEREST AND JOHN N. GALLOWAY EIGHT-YEAR QUALIFIED RESIDENCE TRUST UNDER AGREEMENT DATED DECEMBER 31, 2012, AN UNDIVIDED ONE-HALF INTEREST** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY SISSONS** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Fourth (4th) Civil District of Davidson County, Tennessee, being Lot No. 136 on the plan of Brandywine Farms, Section IV, as shown by plat of record in Plat Book 3700, Page 108, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning at a point in the Northerly margin of Kennett Road, common corner of Lots Nos. 136 and 137, thence with the line between said two lots, North 13 degrees 07 minutes East 236.8 feet; thence South 87 degrees 20 minutes West 294.4 feet, thence with the line between said Northerly margin Easterly 80.0 feet to the beginning.

Being the same property conveyed to John N. Galloway Six-Year Qualified Residence Trust under agreement dated December 31, 2012, by Quitclaim Deed from John N. Galloway dated December 31, 2012, and recorded January 9, 2013, of record in Instrument No. 20130109-0002986, in the Register's Office for Davidson County, Tennessee. (John N. Galloway Six-Year Qualified Residence Trust under agreement dated December 31, 2012 now holding an undivided one-half interest in the property.)

Being the same property conveyed to John N. Galloway Eight-Year Qualified Residence Trust under agreement dated December 31, 2012, by Quitclaim Deed from John N. Galloway dated December 31, 2012, and recorded January 9, 2013, of record in Instrument No. 20130109-0002987, in the Register's Office for Davidson County, Tennessee. (John N. Galloway Eight-Year Qualified Residence Trust under agreement dated December 31, 2012, now holding an undivided one-half interest in the property.)

Being the same property conveyed to John N. Galloway by Quitclaim Deed from Patricia A. Galloway dated December 6, 2012, and recorded December 11, 2012, of record in Instrument No. 20121211-0114189, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John N. Galloway and Patricia A. Galloway, husband and wife by Warranty Deed from John Keightley and Lynlea H. Keightley, husband and wife dated October 16, 2008, and recorded October 20, 2008, of record in Instrument No. 20081020-0104973, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 3700, Page 108, of the Public Records of Davidson County, Tennessee. Restrictive covenants, conditions, and easement(s) for Brandywine Farms contained in instrument recorded in Book 3816, Page 544, said document being amended by instrument recorded in Book 3822, Page 851 and Book 4102, Page 870, all of the Public Records of Davidson County, Tennessee. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons. Dedication of Easement & Maintenance Agreement for Sewage Pumps, Services Lines, Ingress/Egress and Appurtenance recorded in Instrument No. 20100310-0018240, of the Public Records of Davidson County, Tennessee. Water Restrictions contained in instrument recorded in Book 3963, Page 235, of the Public Records of Davidson County, Tennessee. The rights of others in and to the use of the waters of Cumberland River located on the premises and the natural flow thereof. Any enlargement or loss of Land by reason of accretion, reliction, avulsion or erosion. Rights, if any, of the property owners abutting the Cumberland River, or adjoining streams or water, and the

rights of the upper and lower riparian owners to the unobstructed use of the waters of the Cumberland River, and in and to the bed thereof. Subject to rights of others in and to the common areas and/or elements.

This is Improved property known as 101 Kennett Road, Old Hickory, TN 37138

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on the 11th day of August, 2026.

JOHN N. GALLOWAY SIX-YEAR QUALIFIED PERSONAL RESIDENCE TRUST UNDER AGREEMENT DATED DECEMBER 31, 2012

By: John Galloway

JOHN N. GALLOWAY, Trustee

By: Patricia Ann Galloway

PATRICIA A. GALLOWAY, Trustee of the Continuation Trust, joining to convey any and all interest of said Trust.

JOHN N. GALLOWAY EIGHT-YEAR QUALIFIED PERSONAL RESIDENCE TRUST UNDER AGREEMENT DATED DECEMBER 31, 2012

By: John Galloway

JOHN N. GALLOWAY, Trustee

By: Patricia Ann Galloway

PATRICIA A. GALLOWAY, Trustee of the Continuation Trust, joining to convey any and all interest of said Trust.

STATE OF TENNESSEE

COUNTY OF Hickman

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN N. GALLOWAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Trustee of the John N. Galloway Six-Year Qualified Personal Residence Trust and the John N. Galloway Eight-Year Qualified Personal Residence Trust, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the trusts by himself as Trustee.

Notarized online using audio-video communication technology

Madison Haley Kretzer
Tennessee Notary Public
Online Notary Public
Hickman County
Commission Expires: 10/28/2026

Witness my hand and seal, at office, this the 11 day of August, 2026.

☑ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Bon Aqua, Tennessee, this 18th day of August, 2026.

Madison Haley Kretzer

Notary Public

My Commission Expires: 10/28/2026

STATE OF TENNESSEE

COUNTY OF Hickman

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA A. GALLOWAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Trustee of the Continuation Trust created under the John N. Galloway Six-Year Qualified Personal Residence Trust and the Continuation Trust created under the John N. Galloway Eight-Year Qualified Personal Residence Trust, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the trusts by herself as Trustee.

Witness my hand and seal, at office, this the 11 day of August, 26.

☑ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Bon Aqua, Tennessee, this 18th day of August, 2026.

Notarized online using audio-video communication technology

Madison Haley Kretzer
Tennessee Notary Public
Online Notary Public
Hickman County
Commission Expires: 10/28/2026

Madison Haley Kretzer

Notary Public

My Commission Expires: 10/28/2026

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **8/17/2026** (date of document).

Affiant Signature

8/17/2026
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY