Karen Johnson Davidson County
Batch# 1467722 DEEDWARR
09/03/2026 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20260903-0081701

Name and Address of New Owner:
Keltner W. Locke and Debra S. Locke
815 Barrington Place Drive
Brentwood, TN 37027

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Mason Lillie powered by Bell Land Title
231 Public Square, Ste 220
Franklin, TN 37064
File No.: ML-26-322

Map & Parcel No: 171 04 0C 061.00

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $540,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Debra S. Locke
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28th day of August, 2026.

Karla K. Lilley
Notary Signature
My commission expires: _____, 20____

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-07-2027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Erik M. Falkenberg, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Keltner W. Locke and Debra S. Locke, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County being Unit No. 61 as set forth in the Master Deed and Bylaws for BARRINGTON PLACE, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20050914-0110701 and Re-recorded in Instrument No. 20051025-0128696, and Amended in Instrument No. 20170227-0019505, Instrument No. 20170227-0019506, Instrument No. 20180827-0084426, P.U.D. Boundary Survey of record in Instrument No. 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Erik M. Falkenberg, by Quitclaim Deed from Janie Looney Falkenberg, of record in Instrument No. 20230321-0020527, in the Register's Office of Davidson County, Tennessee, dated March 20, 2023, and recorded on March 21, 2023.

Being the same property conveyed to Erik M. Falkenberg, by Executor's Quitclaim Deed from Janie L. Falkenberg and The Estate of Anna Looney Carter, of record in Instrument No. 20230321-0020526, in the Register's Office of Davidson County, Tennessee, dated March 20, 2023, and recorded on March 21, 2023

Being the same property conveyed to Anna M. Looney-Carter a/k/a Anna Looney Carter, a single woman and Janie Looney Falkenberg, a married woman, by Warranty Deed from Alvin O. Sherick, Jr., and wife, Brenda R. Sherick, of record in Instrument No. 20160607-0057324, in the Register's Office of Davidson County, Tennessee, dated June 03, 2016, and recorded on June 07, 2016. The said Anna Looney Carter died, See Probate Case 22P2252, Davidson County, in the Circuit Court for Davidson County, Tennessee.

This property more commonly known as 815 Barrington Place Drive, Brentwood, TN 37027

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of August, 2026.

(SEAL)
Erik M. Falkenberg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of August, 2026, before me personally appeared Erik M. Falkenberg, 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 28th day of August, 2026.

Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

Tennessee Certification of Electronic Document

I, Mary Mello, 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 the electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/28/26 (date of document).

Mary Mello
Affiant Signature

8/31/26
Date

State of FLORIDA

County of Palm Beach

Sworn to and subscribed before me this 31st day of August, 2026.

Leslie Garcia
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

NOTARY PUBLIC STATE OF FLORIDA

LESLIE A. GARCIA
Commission # HH 481003
Expires January 27, 2028