WARRANTY DEED

Karen Johnson Davidson County
Batch # 1477995 DEEDWARR
09/25/2026 03:01:41 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260925-0089201
G-EXP-26-5113

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 02.05.30

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charlton J. Milner	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	**021-00-0-383.00**
5113 Creasy Drive	**3940 N. Ravenswood Avenue**	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	**Chicago, IL 60613**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS L. DODSON, JR. AND CONNIE L. DODSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLTON J. MILNER, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Morgan Estates, Section Three, of record in Book 9700, page 38, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas L. Dodson, Jr. and wife, Connie L. Dodson by Warranty Deed from John D. Carpenter and wife, Betty E. Carpenter of record in Book 10360, Page 230, Register's Office for Davidson County, Tennessee, dated February 21, 1997 and recorded on February 26, 1997.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 38, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 9859, Page 820, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 9624, Page 363, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in favor of Metropolitan Government of Nashville of record in Book 9190, Page 959, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20121026-0098096, in the Register's Office for Davidson County, Tennessee.
- Water Easement in favor of Metropolitan Government of Nashville of record in Book 9988, Page 811, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5113 Creasy Drive, Joelton, Tennessee 37080**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 23rd DAY OF SEPTEMBER, 2026.

Thomas Lewis Dodson
Thomas L. Dodson, Jr.

Connie Lynn Dodson
Connie L. Dodson

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS L. DODSON, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of September, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CONNIE L. DODSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of September, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Stephanie M. Duncan, 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 9-23-26.

Date

Affiant Signature

9-23-26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of September, 20 26.

Notary's Signature

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5/9/28
Date

Notary's Seal (if on paper)