WARRANTY DEED

ANITA L PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-29-2030

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2026

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
The Dickerson Family Trust	The Dickerson Family Trust	150-5-209
(NAME) 521 Galesburg Court	(NAME) 222 Crooked Creek lane ~~521 Galesburg Court~~	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Hendersonville TN ~~Nashville, TN 37217~~ 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20261394

For and 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, I/we, **Rosemary M. Meek** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **The Dickerson Family Trust**, 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 :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 708 on the Plan of Edge-O-Lake Estates, Section 17, of record in Book 4460, page 44, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Howard D. Meek and wife, Rosemary M. Meek by Warranty Deed from George M. Gaddy Jr. and wife, Ola P. Gaddy, dated 09/03/1980 and filed of record in Book 5647, page 558, Register's Office for Davidson County, Tennessee. The said Howard D. Meek having died on or about 05/24/2023, leaving the said Rosemary M. Meek the surviving tenant by the entirety and sole owner of said land.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 4460, page 44, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 521 Galesburg Court, Nashville, TN 37217
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch # 1480399 DEEDWARR
10/02/2026 01:30:58 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20261002-0091141

Witness my hand this 28th day of September, 2026

Rosemary M. Meek

Rosemary M. Meek

STATE OF Missouri)

County OF Scott)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rosemary M. Meek, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of September, 2026.

Sharon W. Stanley

Notary Public Sharon W. Stanley

My Commission Expires:

9-21-2028

SHARON W. STANLEY
Notary Public, Notary Seal
State of Missouri
Cape Girardeau County
Commission # 21301653
My Commission Expires 09-21-2028