Karen Johnson
Batch # 1482682
10/09/2026 09:29:18 AM
Fees: $13.00 Taxes: $832.50
Davidson County
DEEDWARR
2 pgs
20261009-0092850

This instrument prepared by:
CHRISTI L. DALTON
Attorney at Law
105 Public Square
Lafayette, Tennessee 37083

MAP: 75-13
GROUP:
PARCEL: 177

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Derrick Dickens
1645 Ferguson Hill Road
Lafayette, Tennessee 37083

SEND TAX BILLS TO:
S A M E

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED TWENTY FIVE THOUSAND and 00/100 ($225,000.00) DOLLARS**, cash in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged in full, I, **JEFFREY PAUL MYERS**, have bargained and sold, and by these presents do transfer and convey unto **DERRICK DICKENS, a married man**, his heirs and assigns, a certain tract or parcel of land in the Seventh (7th) Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

House and Lott located at 313 Bonnaridge Drive and being Lot No. 53 of Hermitage Hills Subdivision, Section I, as of record in Book 2900, page 49, Register's Office for Davidson County, Tennessee.

Lot No. 53 fronts 90 feet along the northeasterly margin of Bonnaridge Drive and runs back 154 feet on the southeasterly line and 156.5 feet on the northwesterly line to a line at the rear measuring 77 feet thereon.

Being the same property conveyed to Jeffrey Paul Myers, by Quitclaim Deed from Cynthia Myers Johnson, Sandra Myers Frazier and Jeffrey Paul Myers, dated September 19, 2026, recorded September 24, 2026, of record as Instrument Number 20260924-0088461, Register's Office, Davidson County, Tennessee.

2026 property taxes shall be prorated.

Possession shall be given to Grantee upon delivery of consideration and deed.

This is improved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said **DERRICK DICKENS**, his heirs and assigns, forever. And I do covenant with the said **DERRICK DICKENS**, that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unencumbered, except for applicable building and zoning regulations, all visible, drainage, and utility easements, and any restrictions of record.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said **DERRICK DICKENS**, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 5th day of October, 2026.

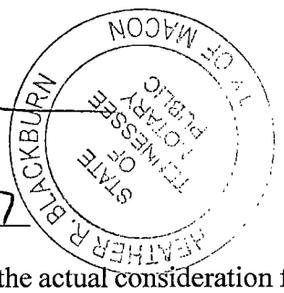
JEFFREY PAUL MYERS

STATE OF TENNESSEE)
) ss:
COUNTY OF MACON)

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

WITNESS MY HAND AND OFFICIAL SEAL at Lafayette, Tennessee, this 5th day of October, 2026.

Heather R. Black
NOTARY PUBLIC



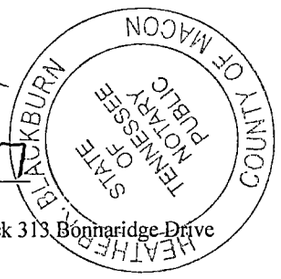
My Commission Expires: 1/11/27

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is **$225,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 5th day of October, 2026.

Heather R. Black
REGISTER OR NOTARY PUBLIC



My Commission Expires: 1/11/27

heather/Warranty Deeds/Myers, Jeffrey to Dickens, Derrick 313 Bonnaridge Drive