Prepared by:
Record and Return to.
Chapman & Rosenthal Title, Inc
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $450,000.00.

M. Alexis Brannen
Affiant

Subscribed and sworn before me this the 24th day of September, 2025.

Mack. Baltz
Notary Public
My commission expires·

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

Karen Johnson Davidson County
Batch # 1327263 DEEDWARR
09/26/2025 10 53 45 AM 2 pgs
Fees $13 00 Taxes $1,665 00
20250926-0076896

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
DKAD Holdings, LLC PO Box 110592 Nashville, TN 37222	Owner	127-00-0 212.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEESA ANN LECLAIRE, UNMARRIED**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **DKAD HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section Two Saddle Ridge, as of record in Plat Book 5200, Pages 366 and 367, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Leesa Ann Leclaire, unmarried, by Warranty Deed from John A. Reid, married, joined by spouse, Susan Diane Miller Reid, and Barbara J. Reid, unmarried, dated 11/16/1994 and recorded 11/18/1994 in Book 9524, Page 348, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7711 Steeplechase Court, Nashville, TN 37221.

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 24 day of September, 2025

Leesa Ann Leclaire

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. **LEESA ANN LECLAIRE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 24 day of September, 2025

My commission expires 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY