Karen Johnson Davidson County
Batch# 1366731 DEEDWARR
01/07/2026 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20260107-0001238

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 12-7-29
(AFFIX SEAL)

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

DM-MM-25-7655

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)
Dalamar Homes LLC	**New Owner**	
(NAME)	(NAME) 122 Deer Wood Dr.	**113-14-0A-012.00-CO**
(ADDRESS)	(ADDRESS) LaVergne, TN 37086	
(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, **GWENN B. RESHA, EXECUTOR OF THE ESTATE OF LOUIS RESHA, JR., DECEASED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DALAMAR HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 12 on the Plan of Deer Wood Estates of record in Plat Book 5200, Page 220, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Louis Resha, Jr., and wife, Joan H. Resha by Warranty deed from Baxter Hooper and wife, Madge Hooper of record in Book 2875, page 315, Register's Office for Davidson County, Tennessee, dated February 03, 1959 and recorded on February 04, 1959.

Joan H. Resha, having died on or about April 20, 1969.

Louis Resha, Jr., having died on July 29, 2024. The Last Will and Testament of Louis Resha, Jr., was admitted to probate on December 11, 2025, in the Chancery Court for Sumner County, Tennessee, Case Number 2025PR-742.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 220, Register's Office for Davidson County, Tennessee.
- Taxes for 2026 and subsequent years, a lien not yet due and payable.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 5525, Page 603; amended at Book 10036, Page 493.
- Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions and Restrictions for Deer Wood Estates recorded in Book 10033, Page 80; amended at Instrument No. 20160226-0018559.
- Easement recorded in Instrument No. 20160226-0018570.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DEER WOOD ESTATES, as recorded in Plat Book 5200, Page(s) 220.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **7655 Chipmunk Lane, Nashville, Tennessee 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 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 5 DAY OF JANUARY, 2026.

Estate of Louis Resha, Jr., deceased

BY: Gwenn B Resha
Gwenn B. Resha
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GWENN B. RESHA, EXECUTOR of the ESTATE OF LOUIS RESHA, JR., DECEASED, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th of January, 2026.

Notary Public
My Commission Expires: 1.22.29
(SEAL)



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

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 5 day of January, 2026.

K. Thomas Sidwell
Date: 01/05/26

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 5 day of January, 2026.

Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY