WARRANTY DEED

Karen Johnson Davidson County
Batch# 1370891 DEEDWARR
01/16/2026 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20260116-0004096

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 8/11/28
(AFFIX SEAL)

LINDSEY BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caitlin Case	DAS Acquisition Co., LLC	098-02-0-037.00
(NAME) 5224 Lana Renee Court	(NAME) 12140 Woodcrest Exe., Ste 150	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) St. Louis, MO 63141	
(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 considerations, the receipt of which is hereby acknowledged, **Ronald Kiedaisch, Executor of The Estate of Carole A. Lesher**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Caitlin Case, an unmarried person and Dan Hamrick, an unmarried person, as tenants in common with right of survivorship** hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 76 on the Plan of Phase I, Roxborough East, as of record in Plat Book 7900, Page 311, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carole A. Lesher by Warranty Deed from Druard D. Hall and wife, Barbara J. Hall, dated 01/20/1996, of record in Book 10005, Page 955, Register's Office for Davidson County, Tennessee.

The said Carole A. Lesher died testate on 08/06/2024, devising subject property to Ronald Allen Kiedaisch, , Executor of the Estate of Carole A. Lesher, deceased, as evidenced in File No. 24P2514, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 5224 Lana Renee Court, Hermitage, TN 37076
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 15th day of January, 2026.

The Estate of Carole A. Lesher

By: Ronald Kiedaisch
Ronald Kiedaisch, Executor

State of ~~Nevada~~ New York SM
County of Dutchess

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Kiedaisch, the executor for the estate of Carole A. Lesher, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of January, 2026.

Notary Public:
My Commission Expires: May 8, 2029

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

SEAN SCOTT MOORE
Notary Public - State of New York
NO. 01MO6358190
Qualified in Orange County
My Commission Expires May 8, 2029

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 1/15/2026 (date of document).

Affiant Signature

1/16/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16 day of January 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

