This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-7687-AJ

Karen Johnson Davidson County
Batch# 1371799 DEEDWARR
01/22/2026 01:38:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20260122-0005372

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of January, 2026.

Notary Public
My Commission Expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Kincaid 115 Newsom Green Nashville, TN 37221	New Owner	142 07 0C 087.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Larry R. Dalton and Mary S. Dalton, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **David N. Kincaid, Trustee of David N. Kincaid Revocable Living Trust, under agreement dated September 4, 2025** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Situated in Davidson County, Tennessee, being Unit No. 87 of ASHLEY GREEN, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Section 66-27-123 herein referred to as the "Act") and the provisions of the Master Deed of ASHLEY GREEN of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, including without limitations the by-laws appended thereto of record in Book 7184, Page 71, Register's Office for Davidson County, Tennessee, as said Master Deed has been corrected in Book 7467, Page 279, amended in Book 7482, Page 312, and in Instrument No. 20111101-0084880, said Register's Office, (collectively the "Master Deed"), to which master deed reference is hereby made for a more complete and accurate description of said unit pursuant to Exhibit "C" of record in Book 7184, Page 112, said Register's Office.

Being the same property conveyed to Larry R. Dalton and wife, Mary S. Dalton, by Warranty Deed from William A. Peck and wife, Nita Peck, of record in Instrument No. 20040315-0028968, in the Register's Office of Davidson County, Tennessee, dated March 10, 2004 and recorded on March 15, 2004.

This Instrument executed on behalf of Mary S. Dalton ("Principal") by pursuant to the Power of Attorney of record in Instrument Number _____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **115 Newsom Green, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee, who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant

with the said Grantee 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of January, 2026.

GRANTOR:

Larry R. Dalton

Mary S. Dalton by Brooks D. Duke, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry R. Dalton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of January, 2026.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/5/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brooks D. Duke, the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Mary S. Dalton ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 20th day of January, 2026.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/5/26

EXHIBIT "A"
TO Warranty Deed
From: Larry R. Dalton and Mary S. Dalton
To: David Kincaid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

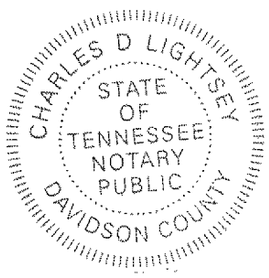
3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 20th day of January, 2026.

Notary Public
My Commission Expires: 3/3/26



Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 1/20/2026 (date of document).

Affiant Signature

1/20/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20 day of January, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL