RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch # 1376926 DEEDWARR
02/06/2026 10:12:01 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20260206-0008671

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 89 Headquarters Plaza, Suite 1406 Morristown, NJ 07960 899201 M-C-00325241-1 - TO-21515 Tracey Haddad	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $350,000.00 Affiant Subscribed and sworn to before me, this the 4 day of February, 2026. Notary Public My commission expires: (Affix Seal)

JOSEPH WAYNE TENNESSEE NOTARY PUBLIC My Comm. Expires May 28, 2029 COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: 47W LLC, a Wyoming Limited Liability Company	NAME: 47W LLC, a Wyoming Limited Liability Company
STREET ADDRESS: 3841 Bonnacreek Dr, Hermitage TN 37076	STREET ADDRESS: 3841 Bonnacreek Dr, Hermitage TN 37076
MAP & PARCEL NO.: 161-07-0-100	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sarah Lackore and Dan Frailich, wife and husband hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

47W LLC, a Wyoming Limited Liability Company,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section One, McMurray Woods Addition, as of record in Plat Book 4675, Page 7, amended in Book 4771, Page 259, Book 4816, Page 876, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sarah Lackore and Dan Frailich, wife and husband by Deed dated March 12, 2018 from Brentley Gore and Candis Swift Gore, husband and wife, recorded March 15, 2018, in Instrument Number 201803150024629, in the Official Records of Davidson County, Tennessee.

This is improved property known as: 5127 Amalie Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 8 day of November, 2024.

X _____ X _____
Sarah Lackore Dan Frailich

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sarah Lackore, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 8 day of November, 2024.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My commission expires 3/28/28

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Dan Frailich, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 8 day of November, 2024.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My commission expires 3/28/28

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