Karen Johnson Davidson County
Batch# 1378974 DEEDWARR
02/11/2026 09:02:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20260211-0010445

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,999.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of ~~January,~~ 2026. February Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-23

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alan Clay Richard and Emily Kowalski Richard	Same as new owner	091 06 0 151.00
(NAME)	(NAME)	
907 Trice Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Delaney Lackey, an unmarried woman** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Alan Clay Richard and Emily Kowalski Richard, a married couple** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 907 Trice Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 29th day of January, 2026.

GRANTOR:

Delaney Lackey

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Delaney Lackey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 29th day of January, 2026.

Notary Public

My Commission Expires: 05-08-2029

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot(s) 65, as shown on the Map entitled WEST PARK ADDITION, of record in Plat Book 2330, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Delaney Lackey, an unmarried woman, by Quitclaim Deed from Delaney Lackey, an unmarried woman, and Linda McIntyre, an unmarried woman, of record in Instrument No. 20211004-0132792, in the Register's Office of Davidson County, Tennessee, dated September 09, 2021 and recorded on October 04, 2021.

Being the same property conveyed to Delaney Lackey and Linda McIntyre, by Warranty Deed from Loewen Pride Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20200124-0008679, in the Register's Office of Davidson County, Tennessee, dated January 21, 2020 and recorded on January 24, 2020.

Certificate of Authenticity

I, Grace Nance, 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 1/29/26.

Date

Affiant Signature

1/29/26

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 29 day of January, 2026.

Notary's Signature

My Commission Expires: 3/3/26

Notary's Seal (if on paper)

