Karen Johnson Davidson County
Batch# 1382562 DEEDWARR
02/18/2026 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $13,967.50
20260218-0012919

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: MAY 9TH, 2026
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH25-10639

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lawrence J. McCoy and Karen M. McCoy 1222 Old Hickory Blvd Brentwood, TN 37027	New Owners	Tax Map(s): 159-00-0-021.0 0 Parcel ID(s): 159-00-0-021.0 0

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David A. Dahl and Johnna E. Dahl, a married couple**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lawrence J. McCoy and wife, Karen M. McCoy**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in ~~Williamson~~ Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being a consolidated parcel containing 1.667 acres, more or less, as shown on the Final Plat of Sheriff's Estate, of record in Instrument No. 20170118-0005300, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to David A. Dahl and Johnna E. Dahl, a married couple by Warranty Deed from Charles Hobbs and Ellen Hobbs, a married couple, of record in Instrument No. 20211201-0158543, Register's Office for Davidson County, Tennessee, dated November 15, 2021 and recorded on December 01, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1222 Old Hickory Blvd, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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.

Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 12th day of February, 2026

David A. Dahl

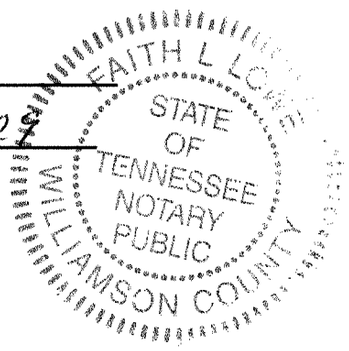
Johnna E. Dahl

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David A. Dahl and Johnna E. Dahl, 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 within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 12th day of February 2026.

Notary Public
My Commission Expires: 05.16.26



Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 2/12/2024 (date of document).

Date: 2/12/2024

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 12th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026