Karen Johnson Davidson County Batch# 1385148 DEEDWARR 02/25/2026 10:02:30 AM 6 pgs Fees: $33.00 Taxes: $1,094.90 20260225-0014894	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $295,920.00 Affiant Subscribed and sworn to before me, this 24th day of February, 2026. Notary Public My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 3916 Patton Hill Road Trust	**New Owner**	**05007013700**
PO BOX 695		
Madison, TN 37116		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

David James Strong, Dwight Strong, Tommy Strong, Daniel Strong, Ceceila Strong and Vonleater Strong and LeAsia Strong and Leaira Fisher

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 3916 Patton Hill Road Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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., 32, Northbrook, Phase Two, of record in Plat Book 9700, Page 769, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to David J. Strong, unmarried, Rachel L. Strong, unmarried, and Henry Strong, as tenants in common, by Quitclaim Deed from David J Strong, unmarried, and Rachel L Strong, unmarried, dated February 16, 2011, of record in Instrument No. 20110303-016954, as re-recorded in Instrument No. 20110324-0022902, in the Register's Office for Davidson County, Tennessee. Henry Lee Strong died intestate and unmarried on/about 2/2/21, leaving LeAisa Strong and Leiara Fisher as his sole heirs: reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202602250014890, and Instrument No. 202602250014892, Register's Office of Davidson County, Tennessee. Rachel L. Strong died intestate and unmarried on about 12/27/24, leaving David James Strong, Dwight Strong, Tommy Bruce Strong, Daniel Strong, Ceceila Ann Strong, Vonleater Louise Strong, LeAsia Strong, and Leaira Fisher has her sole heirs: reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202602250014893, and Instrument No. 202602250014891, Register's Office of Davison County, Tennessee.
Teresa Morgan executes this instrument on behalf of LeAsia Strong as her duly appointed Guardian: reference to Order Appointing Guardian of Minor Child's Property entered on 12/12/25, IN RE: The Guardianship of Leasia Kanae Strong, No. 25P1974, Seventh Circuit Court for Davidson County,

Tennessee. Rekeesha Ellison executes this instrument on behalf of Leaira Fisher pursuant to Order Appointing Guardian of Minor Child's Property entered on 1/15/26, No. MC CH CVGP 25-9, Chancery Court for Montgomery County, Tennessee. Oath is hereby made that the subject property was never the sole primary marital residence of said Grantors.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3916 Patton Hill Rd, Nashville, TN 37207.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

David James Strong Date: 2/19/26

Dwight Strong Date: 2/19-26

Tommy Strong Date: 2-19-26

Ceceila Srong Date: 2-19-26

Vonleater Strong Date: 2/19/26

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, David James Strong, Dwight Strong, Tommy Strong, Ceceila Strong, and Vonleater Strong, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of February, 2026.

NOTARY PUBLIC

My Commission Expires: 10/4/27

MICHELLE CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-04-2027

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Daniel Strong

Daniel Strong Date: 2/19/1986

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Daniel Strong, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of February, 2026.

NOTARY PUBLIC

My Commission Expires: 9/16/2028

WILLIAM BURTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2028
RUTHERFORD COUNTY

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

LeAsia Strong, by Teresa Morgan Guardian Date: 2/17/2026
LeAsia Strong
By: Teresa Morgan
Her: Guardian ad litem

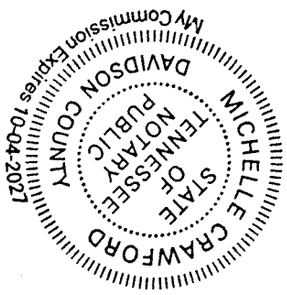
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Teresa Morgan with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Guardian ad litem of LaAsia Strong, and is authorized to execute this instrument on her behalf by virtue of Order Appointing Guardian of Minor Child's Property entered on 112/12/25, IN RE: The Guardianship of Leasia Kanae Strong, No. 25P1974, Seventh Circuit Court for Davidson County, Tennessee.

Witness my hand, at office, this 17 day of February, 2026.

NOTARY PUBLIC

My Commission Expires: 10/4/27



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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Her: Guardian ad Litem

Leaira Fisher By Rakeesha Ellison Date: 2-17-26

Leiara Fisher
By: Rakeesha Ellison
Her: Guardian ad litem

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Rakeesha Ellison with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Guardian ad litem of Leiara Fisher and is authorized to execute this instrument on her behalf by virtue of Order Appointing Guardian of Minor Child's Property entered on 1/15/26, No. MC CH CVGP 25-9, Chancery Court for Montgomery County, Tennessee

Witness my hand, at office, this 17 day of February, 2026.

CHINA HENDRIX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

NOTARY PUBLIC

My Commission Expires: 3/3/26

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 2/17/26 (date of document).

2/19/26

Affiant Signature

2/24/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of February 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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