Karen Johnson Davidson County
Batch# 1385971 DEEDWARR
02/26/2026 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20260226-0015218

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260153207**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $449,900.00. Carmen Coats Affiant Subscribed and sworn to before me, this 18th day of February, 2026. Notary Public My Commission Expires: 12/19/28

APRIL SUMROLD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

Address New Owner: Evan Spight 712 Dover Rd Nashville TN 37211	Send Tax Bills To: Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	Tax Information: Tax Parcel ID No. 119 12 0 081.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DKAD Holdings, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Evan Spight, an unmarried man**, ("Grantees"), his heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being all of Lot No. 66, BATTLEWOOD, SECTION ONE, as shown on plat of record in Plat Book 1835, Page 31, and amended in Book 2031, Page 352, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to DKAD Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from Jennifer Rainbolt, unmarried, of record in Instrument No. 20250424-0031557, in the Register's Office of Davidson County, Tennessee, dated April 22, 2025, and recorded on April 24, 2025.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2026 subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BATTLEWOOD, SECTION ONE, as recorded in Plat Book 1835, Page(s) 31 as amended in Book 2031, Page 352.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1494, Page 513.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1911, Page 67.

Agreement for Dedication of Easement for Water Mains and Appurtenances in favor of Metropolitan Government of Nashville of record in Book 6505, Page 816, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 712 Dover Rd Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 18th day of February, 2026.

DKAD Holdings, LLC

By: Karen Elias, Managing Member

By: Donald Elias, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Karen Elias and Donald Elias, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Managing Members of DKAD Holdings, LLC, the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the company in their above-stated capacity.

Witness my hand, at office, this 18th day of February, 2026.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 February 18, 2026

Affiant Signature

25th day of February, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028