Karen Johnson Davidson County
Batch# 1387565 DEEDWARR
03/03/2026 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20260303-0016581

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Red Shoe Title, Inc.**<br>**625 S. Church St., Suite B**<br>**Murfreesboro, TN 37130**<br>**Ph.: 615-796-5478**<br>**Fax: 615-821-0717** | **STATE OF TENNESSEE )**<br>**COUNTY OF RUTHERFORD ) ss**<br><br>The actual consideration for this transfer is $205,000.00.<br>Affiant<br><br>Subscribed and sworn to before me on this 27 day of February, 2026<br>Notary Public<br><br>My Commission Expires: 12.15.2029 |

SEAN ALCORN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

**WARRANTY DEED**

**ADDRESS OF NEW OWNERS:**
**Lifeline Development, LLC**
**5324 Edmondson Pike, #2**
**Nashville, TN 37211**

**SEND TAX BILLS TO:**
Lifeline Development, LLC
718 Thompson Ln 108-132
Nashville, TN 37204

**MAP-PARCEL NO.**
**161-01-0A-032.00CO**

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **James A. Gass** (hereinafter "Grantor(s)") has/have bargained and sold, and by these presents do(es) transfer and convey unto **Lifeline Development, LLC**, a Tennessee limited liability company, (hereinafter "Grantee(s)"), their successors and assigns, forever, all right, title, and interest in that certain parcel of real estate situated and located in Davidson County, Tennessee, more particularly described to wit:

**Land in Davidson County, Tennessee, being Unit No. 5324-2, together with the appurtenant interest in the common elements of Danbury Homeowner's Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 6612, page 75, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.**

**Being the same property conveyed to James A. Gass from Sheryl D. Boileau by Warranty Deed dated September 29, 2000 and recorded on October 4, 2000 as Instrument Number 20001004-0098679 in the Register's Office for Davidson County, Tennessee.**

The foregoing conveyance is subject to all matters and all encumbrances, easements, restrictive covenants, rights of way, conditions, reservations, leases, setback lines and other matters of public record applicable to the above-described real property and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property located at 5324 Edmondson Pike, #2, Nashville, TN 37211.

**TO HAVE AND TO HOLD** said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee(s), successors and assigns, forever; and Grantor(s) do(es) covenant with said Grantee(s) that Grantor(s) is/are lawfully seized and possessed of said land in fee simple, has/have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor(s)

do(es) further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said land to said Grantee(s), their successors and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** our hands this the ____ day of 27 JAN 2026, 2026.

James A. Gass

**STATE OF** Kingdom of Thailand
Bangkok Metropolis
~~Embassy of the United States~~ } ss
**COUNTY OF** of America

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James A. Gass, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they signed for the purposes contained therein.

**WITNESS** my hand and seal, at office, this ____ day of 27 JAN 2026, 2026.

EMBASSY OF THE UNITED STATES OF AMERICA BANGKOK

**NOTARY PUBLIC**

**My Commission Expires:** Indefinite

Donna K. Carlson
Notarizing Officer of the
United States of America

Tennessee Certificate of Authenticity

I, Shannon Gilbert, 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 02/27/2026.

Shannon Gilbert
Affiant Signature

2/27/26
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 27th day of February, 2026.

Sean Alcorn
Notary's Signature

My Commission Expires: 12.15.2029

Notary's Seal

