THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

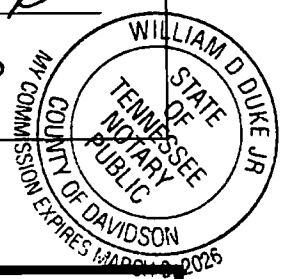
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$324,500.00**

Subscribed and sworn to before me this 3rd day of March, 2026.

Notary Public **Affiant**

My Commission Expires: 3/3/2026



Karen Johnson Davidson County
Batch# 1388179 DEEDWARR
03/04/2026 02:31:30 PM 4 pgs
Fees: $23.00 Taxes: $1,200.65
20260304-0017431

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Caleb Paul Gerdom & David Marshall Ingalls **1970 Loney Drive** **Nashville, TN 37210**	Same as New Owner.	**106-14-0-064.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **David Wayne Dice and Michael Lee Dice**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Caleb Paul Gerdom, an unmarried man and David Marshall Ingalls, an unmarried man**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 59, as shown on the map entitled the Plan of Raymond Heights Subdivision, of record in Book 1424, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is File No. 260333 hereby made for a more complete and accurate property description.

Being the same property conveyed to DONALD R. ROBERTSON AND WIFE, WANDA L. ROBERTSON, by deed from MAURICE B. HARTMAN AND WIFE, SHERRY H. HARTMAN, of record in Book 4153, page 869, dated July 18, 1967, said Register's Office.

DONALD RAY ROBERTSON conveyed his interest in said property to WANDA L. ROBERTSON by deed of record in Book 4246, page 9, dated June 19, 1968, said Register's Office.

WANDA L. ROBERTSON, N/K/A WANDA LEE LYNCH died intestate on or about July 31, 2025, leaving JUDY DIANE ALDRIDGE AND TOMMY RAY ROBERTSON as her only heirs-at-law.

TOMMY RAY ROBERTSON predeceased his mother, WANDA LEE LYNCH leaving no issue. JUDY DIANE ALDRIDGE predeceased her mother, WANDA LEE LYNCH leaving RICHARD LEE DICE AND DAVID WAYNE DICE as her only issue. RICHARD LEE DICE predeceased his grandmother, WANDA LEE LYNCH leaving MICHAEL LEE DICE as his only issue. For further reference see Affidavit of Heirship of record in Instrument No. 202603040017430, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property known as: 1970 Loney Drive, Nashville, TN 37210

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 3rd day of March, 2026.

David Wayne Dice

Michael Lee Dice by [signature] Attorney in fact

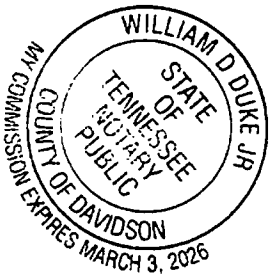
Michael Lee Dice by David Wayne Dice, attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William D Duke Jr. a Notary Public in and for said County and State, **David Wayne Dice,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 3rd day of March, 2026.

NOTARY PUBLIC
My Commission Expires: 3/3/2026



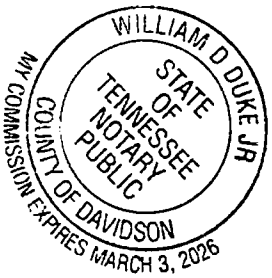
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of March, 2026, before me personally appeared **David Wayne Dice,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledges that he executed the within instrument for the purposes therein contained on behalf of **Michael Lee Dice** and who further acknowledges that he executed the same as the free act and deed of **Michael Lee Dice** as his attorney in fact.

POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20251007-0079851, SAID REGISTER'S OFFICE.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 3rd day of March, 2026.

NOTARY PUBLIC
My Commission Expires: 3/3/2026



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 3/3/26. (date of document).

Affiant Signature

3/4/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

