Karen Johnson Davidson County
Batch# 1388530 DEEDWARR
03/04/2026 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $9,823.50
20260304-0017514

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153238**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) 39065 The actual consideration or value, whichever is greater, for this transfer is: $2,655,000.00. Affiant Subscribed and sworn to before me, this 4th day of March, 2026. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2028

WARRANTY DEED

Address New Owner: Daniel Killian and Hannah Killian 1005 Balmoral Drive Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145 08 0 012.00

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, **William Preston Dial and Olivia Ruth Tomlin Dial, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Killian and Hannah Killian, husband and wife**, ("Grantees"), its successors, 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 part of Tract One, on the Plan of LEALAND MANOR, FIFTH ADDITION, BLOCK "B", not of record, as shown on survey by M.F. Hines, Surveyor, dated August 11, 1953, and being Lot No. 5 on the Plan of the J. L. PERRY SUBDIVISION of said Block, as of record in Plat Book 2133, Page 126, Register's Office for Davidson County, Tennessee.

Beginning in the Southerly margin of Balmoral Drive, the Northeast corner of Lot No. 4 on said Plan of the J. L. Perry Subdivision; thence Southeasterly with the line, between Lots Nos. 4 and 5 of said Plan, 302.4 feet to a monument in the Southerly line of the property conveyed to Jesse L. Perry, Jr., by deed from P. N. McNeill, Jr., etc., of record in Book 21297, Page 584, said Register's Office; the common corner of Lots Nos. 4 and 5 on said Plan; thence South 83 deg. 48 min. East., passing a monument, in all 220 feet to the Southwest corner of Lot No. 6; thence Northerly with the line between Lots Nos. 5 and 6, 265.1 feet to the Southerly margin of a turnaround Westerly and Northerly 68.5 feet to the Southerly margin of Balmoral Drive, and thence Westerly with said margin of said Drive, 307.5 feet to the Point of Beginning.

Being the same property conveyed to Olivia Ruth Tomlin, unmarried, by Warranty Deed from Pamela Wells Hopkins, Successor Trustee of The Lavonne Wells Smith Revocable Trust dated 9/30/96, of record in Instrument No. 20130404-0033369, in the Register's Office of Davidson County, Tennessee, dated April 01, 2013 and recorded on April 04, 2013.

Being the same property conveyed to Olivia Ruth Tomlin, unmarried and William P. Dial, unmarried as Tenants in Common with Right of Survivorship, by Quitclaim Deed from Olivia Ruth Tomlin, of record in Instrument No. 20140825-0077067, in the Register's Office of Davidson County, Tennessee, dated August 18, 2014 and recorded on August 25, 2014.

Olivia Ruth Tomlin and William P. Dial having since married, and Olivia Ruth Tomlin now being known as Olivia Tomlin Dial.

William P. Dial and William Preston Dial being one and the same person.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J. L. PERRY SUBDIVISION, A RE-SUBDIVISION OF LEALAND MANOR, 5TH ADDITION - BLOCK "B", as recorded in Plat Book 2133, Page(s) 126.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1005 Balmoral Drive Nashville TN 37220

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 3rd day of March, 2026.

William Preston Dial

Olivia Ruth Tomlin Dial

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Preston Dial and Olivia Ruth Tomlin Dial, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, ~~this~~ 3rd day of March, 2026.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/4/26 (date of document).

Affiant Signature

3/4/26
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

