Name and Address of New Owner:
Jeremiah Daly
137 Elmhurst Ave
Nashville, Tennessee 37207

Karen Johnson Davidson County
Batch# 1391596 DEEDWARR
03/11/2026 03:41:30 PM 4 pgs
Fees: $23.00 Taxes: $2,183.00
20260311-0019523

Send Tax Bills To:
New Owner

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 071 10 0 170.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David M. Grizzell and Katelyn Grizzell, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeremiah Daly, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7, Block "D" on the Plan of East-View Subdivision of record in Plat Book 547, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David M. Grizzell, an unmarried man, by Warranty Deed from D226, LLC, of record in Instrument No. 20170227-0019343, and Scrivener's Affidavit recorded in Instrument No. 20180320-0026278 in the Register's Office of Davidson County, Tennessee, dated February 24, 2017 and recorded on February 27, 2017.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of March, 2026.

_____(SEAL)
David M. Grizzell

_____(SEAL)
Katelyn Grizzell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of March, 2026, before me personally appeared David M. Grizzell and Katelyn Grizzell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of March, 2026.

TRICIA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

_____
Notary Signature
My commission expires: 9-21-27

AFFIDAVIT OF VALUE

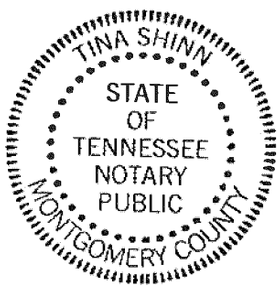
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $590,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of March, 2026.

Tina Shinn
Notary Signature
My commission expires: 9/15/27



Certificate of Authenticity

I, Joshua A. Terry, 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 3/10/26.

Affiant Signature – Joshua A. Terry

3/11/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/11/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27