This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Name and Address of New Owner:
Thomas H. Dell
3215 Avenal Ave
Nashville, TN 37211

Send Tax Bills To:
SAME

Map & Parcel No: 150-02-0-245.00

Karen Johnson Davidson County
Batch# 1393810 DEEDWARRSP
03/17/2026 09:11:30 AM 4 pgs
Fees: $23.00 Taxes: $758.50
20260317-0021055

SPECIAL/LIMITED 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, **Home Sold Eazy, LLC, a Tennessee Limited Liability Company, and Dellva Homes, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thomas H. Dell** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 145-A, Zone Lot Division, Lots 143 through 147 on the Plan of Harbor Gate Subdivision, Section 2, of record in Plat Book 6250, page 33 and amended in Book 6900, Page 296, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Home Sold Eazy LLC, a Tennessee Limited Liability Company and Dellva Homes LLC, a Tennessee Limited Company, from Nisar A. Mohammadi, by Special Warranty Deed dated February 17, 2026, and recorded February 18, 2026, in Instrument Number 20260218-0012937, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, their 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 the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantee, but against none other.

Grantor does further covenant and bind itself and its successors and assigns, to warrant the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through, or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 4th day of March, 2026.

Home Sold Eazy, LLC, a Tennessee Limited Liability Company

By: _____
Jay Cullom, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared Jay Cullom, Sole Member of HOME SOLD EAZY, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be the Sole Member of HOME SOLD EAZY, LLC, the within named bargainor, a Corporation, and that such Jay Cullom, Sole Member of HOME SOLD EAZY, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Company as its Sole Member

Witness my hand and seal, this the 4th day of March, 2026.

Jameson B Baldwin STATE OF TENNESSEE NOTARY PUBLIC County of Williamson

_____
Notary Public, State at Large
My Commission Expires: 9/19/28

Dellva Homes, LLC, a Tennessee Limited Liability Company

By: _____
Jeffery Dell, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared Jeffery Dell, Authorized Agent of DELLVA HOMES, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be the Authorized Agent of DELLVA HOMES, LLC, the within named bargainor, a Corporation, and that such Jeffery Dell, Authorized Agent of DELLVA HOMES, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Company as its Authorized Agent.

Witness my hand and seal, this the 4th day of March, 2026.

Jameson B Baldwin STATE OF TENNESSEE NOTARY PUBLIC County of Williamson

_____
Notary Public, State at Large
My Commission Expires: 9/19/28

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 **$205,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Home Sold Eazy, LLC, a Tennessee Limited Liability Company

By: _____
Jay Cullom, Sole Member

Dellva Homes, LLC, a Tennessee Limited Liability Company

By: _____
Jeffery Dell, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

_____
Notary Signature
My commission expires: 9/19/28

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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).

Jennifer Pennell

3/4/26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 4th, 2026.

Notary's Signature

My Commission Expires:

Notary's Seal

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON