This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25489-AP

Karen Johnson Davidson County
Batch# 1398629 DEEDWARR
03/27/2026 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,117.40
20260327-0024577

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $302,000.00.

John W. Honeysucker II
Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 27th day of March, 2026.

Notary Public
My Commission Expires: 1/22/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John W. Honeysucker, II, Trustee of The JWH Revocable Living Family Trust 1014 Lobby Circle Nashville TN 37208	New Owner	072-11-0-293

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Vanessa Thompson Dailey, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **John W. Honeysucker, II, Trustee of The JWH Revocable Living Family Trust, dated June 6, 2023**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 38, W. J. Myers Subdivision, map showing subdivision of Lots 5, 8, 9 & part of No. 12 in Maxey's Addition to Brownsville, according to survey and plat of same appearing of record in Book 332, page 66, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 50 feet on the westerly side of Rock City Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James W. Dailey and wife, Vanessa Dailey by Special Warranty Deed from Nashville Area Habitat for Humanity, Inc., a Tennessee nonprofit corporation, dated January 10, 1992, recorded January 13, 1992, of record in Book 8527, page 170, Register's Office for Davidson County, Tennessee. The said James W. Dailey and Vanessa Dailey having since divorced, property being divested out of James William Dailey aka James W. Dailey and awarded to Vanessa Thompson Dailey aka Vanessa Dailey, according to Final Decree, Fourth Circuit Court for Davidson County, Tennessee, Case No. 01D-1283, said Final Decree being also of record in Instrument No. 20120426-0035750, said Register's Office.

This is improved property located at: **2162 Rock City Street, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of March, 2026.

GRANTOR:

Vanessa Thompson Dailey

STATE OF TENNESSEE
COUNTY OF DAVIDOSN

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Vanessa Thompson Dailey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of March, 2026.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: ~~1/22/29~~ 1/22/30

CDL

202603270024577

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 03-27-2026.

Affiant Signature — Date: 03-27-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 03-27-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY