Karen Johnson Davidson County
Batch# 1405185 DEEDWARR
04/14/2026 01:09:30 PM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20260414-0030405

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-952

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of April, 2026

Notary Public

Commission Expires: 9/13/2028

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Lee Anderson Lickton Pike Goodlettsville, TN 37072	Farm Credit Mid-America, FLCA 12501 Lakefront Place Louisville, KY 40299	017-00-0-094.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ryan Lash, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Lee Anderson, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE IN THE CITY OF GOODLETTSVILLE, SAID LAND BEING A PORTION OF THE JOE GARY ALLISON AND DOROTHY SMITH ALLISON LAND DESCRIBED IN BOOK 4363, PAGE 577 REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 11-8-06 BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:

COMMENCING AT AN IRON ROD (OLD) IN CONCRETE ON THE SOUTHERLY MARGIN OF LICKTON PIKE (50 foot WIDE RIGHT OF WAY) SAID ROD BEING THE NORTHEAST CORNER OF LOT 1, DIVISION OF THE JOE GARY ALLISON PROPERTY (BOOK 6200, PAGE 305 R.O.D.C., TN.); THENCE WITH SAID SOUTHERLY MARGIN THE FOLLOWING CALLS: North 58 degrees 16 minutes 12 seconds East 23.18 FEET TO AN IRON ROD (NEW); THENCE WITH A CURVE TO THE RIGHT RADIUS = 800.00 FEET, CH. BRG. & DIST= North 62 degrees 11 minutes 32 seconds East 109.45 FEET, LENGTH = 109.53 FEET TO AN IRON ROD (NEW); THENCE North 66 degrees 06 minutes 53 seconds East 90.17 FEET TO AN IRON ROD (NEW); THENCE WITH A CURVE TO THE RIGHT RADIUS = 2000.00 FEET, CH. BRG. & DIST= North 67 degrees 27 minutes 44 seconds East 94.07 FEET, LENGTH - 94.08 FEET TO AN IRON ROD (NEW); THENCE North 68 degrees 48 minutes 35 seconds East 654.36 FEET TO AN IRON ROD (NEW); THENCE LEAVING SAID SOUTHERLY MARGIN South 73 degrees 46 minutes 35 seconds East 56.97 FEET TO AN IRON ROD (NEW) SAID ROD HAVING THE TN. GRID CO-ORDINATES (NAD 83 (95)) X=1743648.1048 Y-732770.2213, THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED LAND; THENCE WITH THE CENTER OF A CREEK

THAT RUNS ON THE SOUTHERLY SIDE OF LICKTON PIKE THE FOLLOWING 15 CALLS: North 30 degrees 03 minutes 35 seconds East 15.72 FEET TO A POINT; THENCE North 83 degrees 09 minutes 36 seconds East 27.17 FEET TO A POINT; THENCE North 74 degrees 18 minutes 48 seconds East 123.60 FEET TO A POINT; THENCE North 65 degrees 17 minutes 18 seconds East 71.79 FEET TO A POINT; THENCE North 72 degrees 47 minutes 25 seconds East 139.99 FEET TO A POINT; THENCE South 88 degrees 15 minutes 23 seconds East 68.49 FEET TO A POINT; THENCE North 81 degrees 23 minutes 42 seconds East 61.39 FEET TO A POINT; THENCE North 88 degrees 56 minutes 58 seconds East 110.41 FEET TO A POINT; THENCE North 88 degrees 18 minutes 16 seconds East 68.23 FEET TO A POINT; THENCE South 80 degrees 57 minutes 36 seconds East 34.72 FEET TO A POINT; THENCE South 64 degrees 49 minutes 26 seconds East 28.02 FEET TO A POINT; THENCE South 86 degrees 58 minutes 10 seconds East 74.85 FEET TO A POINT; THENCE South 82 degrees 21 minutes 54 seconds East 49.80 FEET TO A POINT; THENCE South 79 degrees 21 minutes 04 seconds East 109.60 FEET TO A POINT; THENCE South 59 degrees 15 minutes 33 seconds East 55.92 FEET TO A POINT; THENCE LEAVING SAID CREEK North 02 degrees 16 minutes 18 seconds West 19.00 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY MARGIN OF SAID LICKTON PIKE; THENCE WITH A CURVE TO THE RIGHT RADIUS = 1400.00 FEET, CH. BRG. & DIST= South 64 degrees 53 minutes 07 seconds East 300.99 FEET, LENGTH = 301.58 FEET TO AN IRON ROD (NEW); THENCE South 58 degrees 42 minutes 51 seconds East 26.42 FEET TO AN IRON ROD (NEW) AT THE NORTHWEST CORNER OF THE WALKER UNITED METHODIST CHURCH LAND (BOOK 39, PAGE 301 AND INST. No. 20061012-0126752 R.O.D.C., TN.); THENCE LEAVING SAID SOUTHERLY MARGIN WITH SAID CHURCH LAND South 05 degrees 27 minutes 06 seconds West 88.32 FEET TO AN IRON ROD (OLD); THENCE South 52 degrees 19 minutes 09 seconds East 74.12 FEET TO AN IRON ROD (OLD); THENCE South 12 degrees 40 minutes 05 seconds West, PASSING THE NORTHWEST CORNER OF A 30 FOOT WIDE INGRESS EGRESS EASEMENT THAT SERVES THE HEREIN DESCRIBED LAND AND LEADS TO LOWER WALKER CREEK ROAD THROUGH SAID CHURCH PROPERTY AT 491.00 FEET FOR A TOTAL DISTANCE OF 521.27 FEET TO AN IRON ROD (OLD) AT THE SOUTHWEST CORNER OF SAID 30 FOOT WIDE EASEMENT AND SAID CHURCH LAND AND IN THE NORTHERLY LINE OF THE THOMAS W. RUSSELL LAND (BOOK 6344, PAGE 893 R.O.D.C., TN.); THENCE WITH SAID RUSSELL North 82 degrees 29 minutes 48 seconds West 979.14 FEET TO AN IRON ROD NEW AT SAID RUSSELL'S NORTHWEST CORNER, SAID ROD HAVING THE TN. GRID CO-ORDINATES (NAD 83 (95)) X=1743907.7258 Y=732185.7838; THENCE SEVERING THE JOE GARY ALLISON AND DOROTHY SMITH ALLISON LAND DESCRIBED IN BOOK 4363, PAGE 577 R.O.D.C., TN. North 23 degrees 57 minutes 07 seconds West 639.51 FEET TO THE POINT OF BEGINNING CONTAINING 19.39 ACRES MORE OR LESS.

Being the same property conveyed to Ryan Lash, unmarried by Warranty Deed from Winona D. Williams, unmarried of record in Instrument No. 20170424-0039653 Register's Office for Davidson County, Tennessee, dated April 21, 2017 and recorded on April 24, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: Lickton Pike, Goodlettsville, TN 37072

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 so 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of April, 2026.

Ryan Lash

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of April, 2026, before me personally appeared Ryan Lash, 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 13th day of April, 2026.

Notary Signature
My commission expires:



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 April 13 2026.

Affiant Signature – Joshua A. Terry

April 14 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on April 14 2026

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27