Karen Johnson Davidson County
Batch# 1409029 DEEDWARR
04/21/2026 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,108.63
20260421-0032708

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson ek

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2026.

Notary Public
MY COMMISSION EXPIRES: 10/20/2026
File No. G26-25154

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kyle Vaccaro (NAME)	DAS Acquisition Company, LLC (NAME)	73-5-206
2605 Cooper Lane (STREET ADDRESS)	12140 Woodcrest Executive, Ste 150 (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	St. Louis MO 63141 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **John Richard Mollard, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kyle Vaccaro, an unmarried person**, 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 in Davidson County, Tennessee, Being Lot No. 35 on the Plan of Gibson Heights, as of record in Book 1835, page 133, Register's Office for said County, described as follows:

Beginning on the northwesterly margin of Cooper Lane at the corner of lots Nos. 34 and 35; thence with the line between said two lots northwestwardly 170 feet to the corner of lots Nos. 16, 17, 34, and 35; thence with the line between said lots Nos. 16 and 35 northeastwardly 55 fest to the corner of lots Nos. 16, 35 and 37; thence with the line between said lots Nos. 35 und 37 eastwardly 64.03 feet to the corner of lots Nos. 35, 36 and 37; thence with the line between said lots Nos. 35 and 36 southeastwardly 120 feet to the northwesterly margin of said Cooper Lane; thence with same southwestwardly 95 feet to the beginning.

Being the same property conveyed to John W. Mollard and wife, Dixie H. Mollard by Warranty Deed from Howard L. Gibson and wife, Margaret M. Gibson dated March 23, 1953 and recorded March 24, 1953 in Book 80, Page 23, at the Register's Office of Davidson County, Tennessee. The said John W. Mollard having since died on January 30, 1981, leaving his interest to Dixie H. Mollard by right of survivorship. The said Dixie H. Mollard having since died on June 21, 1999, and leaving her interest to John Richard Mollard as Devisee of the Last Will and Testament of Lois Dixie (Hodge) Mollard as evidenced in Case No. 99Pl 105, Davidson County Circuit Court, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.
The signature of John Richard Mollardis signed by his/her duly appointed Attorney-in-fact Dale Cates, pursuant to the Power of Attorney recorded in Instrument # **202604210032707**, said Register's Office.

This is improved property, known as 2605 Cooper Lane, Nashville, TN 37216.

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.

Witness my/our hand(s) this 20th day of April, 2026.

x John Richard Mollard by Dale Cates
John Richard Mollard by Dale Cates, his Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Dale Cates, Attorney-In-Fact for John Richard Mollard, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of April, 2026.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public My Commission Expires: 12/26/29

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Kimbra Spann, 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 4/20/2026.

Date

Affiant Signature

4/20/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of April, 20 26.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY