Karen Johnson Davidson County
Batch# 1413955 DEEDWARR
05/01/2026 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,763.53
20260501-0038689

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260353815

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $746,900.00.

Affiant

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

Notary Public
My Commission Expires: 07/02/29

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
2909 SHARON HILL LLC 1702 Bernard Ave Nashville TN 37212	New Owner	Tax Parcel ID No. 117 03 0 112.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Scott D. Smith, Trustee of the Dale Children Trust u/w/o J. Grandstaff Dale, Jr.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **2909 SHARON HILL LLC**, a **Tennessee limited liability company**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 4 on the Plan of SHARON HILL CIRCLE, as of record in Plat Book 1424, Page 115.

Said part of said lot fronts 125.0 feet on the Northerly margin of Sharon Hill Circle and extends back 152.0 feet more or less on the Easterly line and 157.9 feet on the Westerly line, to the Southerly margin of the property conveyed to the State of Tennessee and measures 172.0 feet more or less along said Southerly margin of said property conveyed to the State.

Being the same property conveyed to Anne R. Dale, by Warranty Deed from Alan D. Sneed and wife, Mary Catherine Sneed, of record in Book 5624, Page 411, in the Register's Office of Davidson County, Tennessee, dated July 11, 1980 and recorded on July 15, 1980. The said Anne R. Dale died on July 04, 2025, testate, devising subject property to Heirs and/or Devisees of the Estate of Anne R. Dale. See Probate Case No. 25P1929, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division. The Decedent's Will vests title in the Trustee of the Dale Children Trust u/w/o J. Grandstaff Dale, Jr.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARON HILL CIRCLE, as recorded in Plat Book 1424, Page(s) 115.

Easement for Ingress and Egress, recorded in Book 4716, Page 217.

Easement for Temporary Construction, recorded in Instrument No. 19991209-0301368.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 2909 Sharon Hill Circle Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 22nd day of April, 2026.

The Dale Children Trust u/w/o J. Grandstaff Dale, Jr.

By: Scott D. Smith, Trustee
Scott D. Smith, Trustee

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott D. Smith, Trustee of the Dale Children Trust u/w/o J. Grandstaff Dale, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2026.

Notary Public
My Commission Expires: 02/06/27

DAPHNE TREVATHAN NOTARY PUBLIC DeKALB COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 6, 2027

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 04/27/2026.

John Cobb Rochford

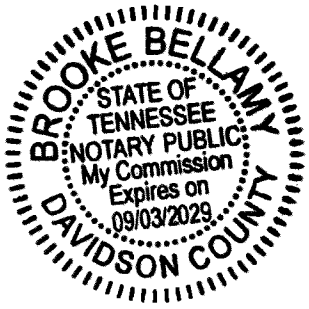
Date: 04/27/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 04/27/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29