Karen Johnson Davidson County
Batch# 1417370 DEEDWARRSP
05/07/2026 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,048.20
20260507-0041204

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
DAGA Holdings, LLC P.O. Box 120009 Nashville, TN 37212	DAGA Holdings, LLC P.O. Box 120009 Nashville, TN 37212	104 04 0 224.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, ANTHONY LEE HERSTON ("Grantor"), have bargained and sold, and hereby transfer and convey unto DAGA HOLDINGS, LLC, a Tennessee limited liability company, all of my interest, which is a One-Third (1/3) interest, in that certain real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 3 on the Plan of Belmont Land Company's Subdivision of Lot No. 23 in the O.B. Hayes Plan of Large Lots called "Rokeby" as of record in Book 204, page 207, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the westerly side of 16th Avenue South and runs back between parallel lines 153-3/4 feet to an alley.

Being the same property conveyed by deed of record as Instrument No. 20201229-0153947, Register's Office for Davidson County, Tennessee.

Being property known as 1203 16th Avenue South, Nashville, Tennessee.

Said property is conveyed subject to taxes for the year 2026 and thereafter and any and all easements, restrictions and plats of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

Grantor covenants and binds himself and his heirs to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor, excluding claims arising out of the matters set forth above, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 30 day of April 2026.

ANTHONY LEE HERSTON

STATE OF GEORGIA)
COUNTY OF Cobb)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Anthony Lee Herson, 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, as of this 30 day of April, 2026.

JOSE RICARDO MELO
NOTARY PUBLIC
Dekalb County
State of Georgia
My Comm. Expires Feb. 10, 2030

Jose Ricardo Melo
Notary Public
My Commission Expires: Feb. 10, 2030

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $553,566.67.

Affiant

Subscribed and sworn to before me this 1 day of May, 2026.

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

Notary Public
My Commission Expires: 01-24-2028

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Apr 30, 2026 (date of document).

Affiant Signature

05/07/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 07 day of May, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

