This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25452-AP

Karen Johnson Davidson County
Batch# 1417824 DEEDWARR
05/08/2026 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20260508-0041444

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of May, 2026.

Notary Public
My Commission Expires: 1-8-2028

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Skyline Development LLC PO Box 111351 Nashville, TN 37222	New Owner	083-12-0-137

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, **Sandra Stiles Smith, Kayla Marie Wright, and Douglas Allen Wright as the heirs at law of Nancy M. Stiles**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Skyline Development LLC, a Tennessee Limited Liability Company**, 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 166, Section Five, Rosewood Heights, according to survey and plat of same appearing of record in Book 2331, page 39, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lloyd D. Stiles and wife, Nancy M. Stiles by Warranty Deed from James S. Jones and Charles R. Lamb, dated January 24, 1956, recorded January 28, 1956, of record in Book 2490, page 117, Register's Office for Davidson County, Tennessee. Lloyd D. Stiles having since died on April 27, 2003, leaving Nancy M. Stiles as surviving tenant by the entirety. Nancy M. Stiles having since died on September 21, 2021 leaving Sandra Stiles Smith (AKA Sandy Stiles Smith), Kayla Marie Wright and Douglas Allen Wright as her heirs at law as evidenced by Affidavit of Heirship of record in Instrument No. 202605080041442, and Instrument No. 202605080041443, Register's Office for Davidson County, Tennessee.

This is improved property located at: **901 Potter Lane, Nashville, TN 37206**

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 6th day of May, 2026

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GRANTOR:

Sandra Stiles Smith

Kayla Marie Wright

Douglas Allen Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sandra Stiles Smith, Kayla Marie Wright, and Douglas Allen Wright, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of May, 2026.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202605080041444

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 5-7-2026.

Affiant Signature — Date: 5-7-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5-7-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY