NEW OWNER:
MCKAY CO., LLC
1208 GENERAL MCARTHUR DR
BRENTWOOD, TN 37027

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 26-0381

Map & Parcel
090110G00200

Space for Recorder's stamp

Karen Johnson Davidson County
Batch # 1419841 **DEEDWARR**
05/13/2026 11:07:14 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00

20260513-0043024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Sixty Thousand and 00/100 Dollars ($360,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SHIRLEY L. DAWSON** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MCKAY CO., LLC,** a Tennessee limited liability company, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 514 on the Map of Charlotte Park, Section VII, of record in Plat Book 2663, Page 122, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 514 fronts 65.0 feet on the southwesterly side of Achievement Drive, and extends back 176.2 feet on the northwesterly line and 153.7 feet on the southeasterly line to a line in the rear on which it measures 92.0 feet.

This property is conveyed subject to a permanent ingress and egress easement in favor of Richard C. Welch and Terrie J. Welch, Trustees of the Welch Protection Trust, dated January 9, 2023, and any amendments thereto, its successors and/or assigns. Said easement is approximately 3 feet in width and runs along a portion of the existing driveway for 513 Achievement Drive, as it encroaches on the property herein.

Being the same property conveyed to FORREST C. DAWSON and wife, SHIRLEY L. DAWSON, by Deed from Lawson Wayne Smith and wife, Marilyn F. Smith, dated November 14, 1967, and of record in Book 4189, Page 346, Register's Office for DAVIDSON County, Tennessee. Forrest C. Dawson and Shirley L. Dawson remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Forrest C. Dawson; therefore, Shirley L. Dawson is the surviving tenant by the entirety to the property herein.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **511 ACHIEVEMENT DRIVE, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2663, Page 122, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 11th day of May, 2026.

Shirley L. Dawson

SHIRLEY L. DAWSON

By: B C Dawson, AIF

Bruce C. Dawson, pursuant to Power of Attorney of Record in Instrument No. 20260513-0043023 RODC, Tennessee.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **BRUCE C. DAWSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **SHIRLEY L. DAWSON** the within-named bargainors, as the free act and deed of the said **SHIRLEY L. DAWSON.**

WITNESS my hand and official seal at office this 11th day of May, 2026.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES FEBRUARY 02, 2030

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The actual consideration or value, whichever is greater, for this transfer is **$360,000.00**.

AFFIANT

Sworn to and subscribed to before me this 11th day of May, 2026.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 02, 2030