THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260454117

Karen Johnson Davidson County
Batch # 1421969 DEEDWARR
05/19/2026 10:32:42 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20260519-0044750

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $850,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of May, 2026.

Notary Public
My Commission Expires: _____

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Leland Clark Scott and Courtney Genray Cochran 7711 Steeplechase Ct Nashville TN 37221	New Owner	Tax Parcel ID No. 127 00 0 212.00

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, **DKAD Holdings, LLC, a Tennessee limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leland Clark Scott and Courtney Genray Cochran, husband and wife**, ("Grantees"), their 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 Lot No. 22 on the Plan of Section Two Saddle Ridge, as of record in Plat Book 5200, Pages 366 and 367, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to DKAD Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from Leesa Ann LeClaire, unmarried, of record in Instrument No. 20250926-0076896, in the Register's Office for Davidson County, Tennessee, dated September 24, 2025 and recorded on September 26, 2025.

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.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two Saddle Ridge, as recorded in Plat Book 5200, Page(s) 366-367.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5660, Page 823.

This is improved property located at 7711 Steeplechase Ct Nashville TN 37221

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 18th day of May, 2026.

DKAD Holdings, LLC

By: Karen Elias, Managing Member

By: Donald Elias, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Karen Elias and Donald Elias, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Managing Member and Member of DKAD Holdings, LLC, the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the company in their above-stated capacity.

Witness my hand, at office, this 18th day of May, 2026.

Notary Public
My Commission Expires: _____

