# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1423421 DEEDWARR
05/21/2026 09:23:24 AM 2 pgs
Fees: $13.00 Taxes: $1,960.30
20260521-0046049

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,811.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 8-05-26

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ideal Homes of Tennessee, LLC | Ideal Homes of Tennessee, LLC | 161-03-0-047.00 |
| (NAME) | (NAME) | |
| 5010 Wilkerson Dr | 5010 Wilkerson Dr | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Nashville, TN 37211 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Lawrence Light and Ronald Light,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ideal Homes of Tennessee, LLC,** hereinafter called the GRANTEES, 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 Lot No. 27, on the Plan of Wilkerson Heights, of record in Book 2900, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lawrence Eugene Light and Ronald Lynn Light, as Tenants in Common from Eugene Ernest Light and Gola Louise Light by Deed of record in Book 10014, Page 331, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5010 Wilkerson Dr, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 20th day of May, 2026.

Lawrence Light

Ronald Light by Deborah Dowdy his attorney in fact POA

State of Tennessee
County of Davidson

Personally appeared before me Lawrence Light, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of May, 2026.

Notary Public
My Commission Expires: 8.23.26

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee
County of Davidson

Personally appeared before me Deborah Dowdy with whom i am personally acquainted, and who acknowledged that she as power of attorney for Ronald Light executed the forgoing instrument for the purposes therein contained as Power of Attorney.

Witness my hand and seal this 20th day of May, 2026

Notary Public
My Commission Expires : 8.23.26

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No.: 202604008