This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-8892-TM

Karen Johnson Davidson County
Batch# 1424736 DEEDWARR
05/22/2026 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20260522-0047212

MARTHA E. BERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of May, 2026.

Notary Public
My Commission Expires: August 31, 2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dylan Kasper and Alyssa Butler 2404 Pleasant Springs Lane Hermitage, TN 37076	Same Address of New Owners	064 16 0D 149.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **George E. McNally and Tracy B. McNally, Trustees of the George and Tracy McNally Living Trust dated January 30, 2023** (individually and/or collectively, "Grantor"), transfer and convey unto **Dylan Kasper and Alyssa Butler, husband and wife** (individually and/or collectively, "Grantee"), 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. 297 on the Plan of SECTION THREE, TRUXTON PARK of record in Instrument No. 20011024-0116272, Register's Office for said County, to reference is hereby made for a more complete and accurate description.

Being the same property conveyed to George E. McNally and Tracy B. McNally, Trustees, or any successors in trust, under the George and Tracy McNally Living Trust dated January 30, 2023, by Warranty Deed from Tracy McNally, married, joined by her spouse, George E. McNally, of record in Instrument No. 20230406-0025099, in the Register's Office of Davidson County, Tennessee, dated March 29, 2023, and recorded on April 06, 2023.

Being the same property conveyed to Tracy McNally, married, by Quitclaim Deed from Tracy Turner now known as Tracy McNally and Jimmie B. Phillips now known as Jimmie B. Bryant, of record in Instrument No. 20070907-0107561, in the Register's Office of Davidson County, Tennessee, dated August 27, 2007, and recorded on September 07, 2007.

Being the same property conveyed to Tracy Turner, a single woman, and Jimmie B. Phillips, a single man, by Quit Claim Deed from Tracy Turner, a single woman, of record in Instrument No. 20041104-0133057, in the Register's Office of Davidson County, Tennessee, dated October 28, 2004, and recorded on November 04, 2004.

Being the same property conveyed to Tracy Turner, by Quit Claim Deed from Richard F. Turner Jr., of record in Instrument No. 20030313-0033967, in the Register's Office of Davidson County, Tennessee, dated January 03, 2003, and recorded on March 13, 2003.

Being the same property conveyed to Tracy Turner, a married woman, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20020802-0092741, in the Register's Office of Davidson County, Tennessee, dated July 26, 2002, and recorded on August 02, 2002. The said Tracy Turner and Richard F. Turner Jr. having since divorced per Final Decree of Divorce of record in Docket No. 02D1196 in Fourth Circuit Court of Davidson County, Tennessee.

This is improved property located at: **2404 Pleasant Springs Lane, Hermitage, TN 37076**

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 the 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, 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 21st day of May, 2026

GRANTOR:

The George and Tracy McNally Living Trust dated January 30, 2023

By: George E. McNally
Signed with Stavvy
George E. McNally, Trustee

By: Tracy B. McNally
Signed with Stavvy
Tracy B. McNally, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, an electronic Notary, of the said State and Couty aforesaid, appeared via audio and video communication George E. McNally and Tracy B. McNally, Trustees of the The George and Tracy McNally Living Trust dated January 30, 2023, with whom I am personally acquainted, and who acknowledged that they executed the witnin instrument in their capacity as Trustees and for purposes therein contained.

WITNESS my hand and seal at office this 21st day of May, 2026.

JIM MYERS
State of Tennessee Notary Public
County of Davidson
My Commission Expires November 8, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Jim Myers
Signed with Stavvy
Notary Public
My Commission expires: 11/ 8/2028

Tennessee Certification of Electronic Document

I, Marty Berry, 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 5/22/26 (date of document).

Affiant Signature

5/22/26
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 22 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-5-2026

NOTARY'S SEAL

