This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1429735 DEEDWARR
06/09/2026 10:47:30 AM 4 pgs
Fees: $23.00 Taxes: $1,217.30
20260609-0051912

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $329,000

Affiant Signature

Subscribed and sworn to before me on this the 29th Day of 5, 2026

Notary Public
My Commission expires 10/25/2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:

Dakota Donaldson
4525 S. Trace Blvd.
Old Hickory, TN 37138

SEND TAX BILLS TO:

Dakota Donaldson
4525 S. Trace Blvd.
Old Hickory, TN 37138

WARRANTY DEED
26NT01062

Effective the 29 Day of MAY, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

James Scott III and Dorothy Mai Scott, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Dakota Donaldson

The following described real estate in **Davidson** County, Tennessee:

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 32 on the Plan of Southfork, Section Two, of record in Plat Book 6250, Page 386, 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 James Scott III and Dorothy Mai Scott, husband and wife by Warranty Deed from Chad Durham and William Durham, a married couple as recorded 06/17/2019 in Book NA at Page NA as Document 20190617-0058232.

Commonly Known As: 4525 S Trace Blvd, Old Hickory, TN 37138-4207

Tax ID: 06312003300

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 29 day of MAY, _____

James Scott III by Dorothy Maiscott AIF

James Scott III by Dorothy Mai Scott, Attorney-in-fact

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **James Scott III**,* the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 1/22/30

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

***by, Dorothy Mai Scott Attorney-in-fact**

Witness our hands this the 29 day of May, 26

Dorothy Mai Scott

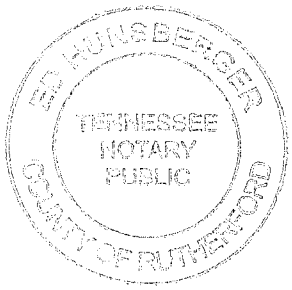
Dorothy Mai Scott

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Dorothy Mai Scott,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 1 / 22 / 2030



Tennessee Certification of Electronic Document

I, Justin Foster 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 5/29/2026 (date of document).

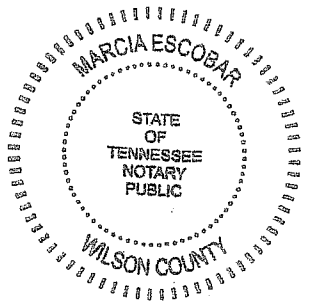
Affiant Signature

5/29/2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 of May, 2026.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027