Karen Johnson Davidson County
Batch# 1431649 DEEDWARR
06/09/2026 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20260609-0052296

Name and Address of New Owner:
Highmark Investments & Developments, LLC
805 Church Street
Apt 3603
Nashville, TN 37203

Send Tax Bills To:
Same.

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 061-10-0-040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Betty C. Daly** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Highmark Investments & Developments, LLC, a Tennessee Limited Liability Company and Altoria Development Group, LLC, a Tennessee Limited Liability Company,** "the Grantee," 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:

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Maplewood Heights Second Subdivision, of record in Plat Book 547, page 103 and 104, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth Daly Sr, by Warranty Deed dated April 9, 2010 from BancorpSouth Bank, recorded April 14, 2010 in Instrument No. 20100414-0028204 in the Register's Office.

Kenneth Daly Sr and wife Betty C. Daly remained married, without interviening divorce or legal seperation from the time of acquisition of the property herein until the death of Kenneth Daly Sr; therefore Betty C. Daly was the surviving tenant by the entirety to property herein

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of June, 2026.

Betty C. Daly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of June, 2026, before me personally appeared Betty C. Daly, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of June, 2026.

Nichole Dowling
Notary Signature
My commission expires: 11.26.2028

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Leena Malik
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of June, 2026.

Nichole Dowling
Notary Signature
My commission expires: 11.26.2028

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

Tennessee Certification of Electronic Document

I, Leena Malik, 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 6/5/2026 (date of document).

Leena Malik
Affiant Signature

6/9/2026
Date

State of Tennessee
County of Davidson

Sworn and subscribed before me this 9 day of June, 2026.

Nicole Dowling
Notary Signature

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

My commission expires: 11.26.2028