WARRANTY DEED

Karen Johnson Davidson County
Batch# 1435896 DEEDWARR
06/18/2026 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $6,105.00
20260618-0055529

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1863

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Eric Blair Daly and Katie Daly	Eric Blair Daly and Katie Daly	132-05-0-136.00
(NAME)	(NAME)	
4332 General Bate Drive	4332 General Bate Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37204	Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Seven Hundred Fifty Thousand And No/100 Dollars ($1,750,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BILL D. RINGER, TRUSTEE OF THE LEWISBURG TRUST, DATED FEBRUARY 9TH, 2017,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC BLAIR DALY AND KATIE DALY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, 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, more particularly described as follows:

Tract No. 1: Being the Northerly 50 feet of the Southerly 150 feet of the Westerly part of Lot No. 17 and that part of Park Avenue immediately West of same on the Map of Glendale Park, of record in Book 57, Page 141, Register's Office for Davidson County, Tennessee.

Tract No. 2: Being the North 25 feet of the South 100 feet of the West of Lot No. 17 and that part of Park Avenue lying Immediately West for same, on the Map of Glendale Park, of record in Book 57, Page 141, Register's Office for Davidson County, Tennessee, and more fully described in Deed of record in Book 4894, Page 83, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bill D. Ringer, Trustee of The Lewisburg Trust, dated February 9, 2017 by Warranty Deed from Scott Tonsoni, married of record in Instrument No. 20171220-0129375, Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on December 20, 2017.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.

unimproved ☐
This is improved ☑ property, known as 4332 General Bate Drive, Nashville, TN 37204
(House No.) (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 successors 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 our hands this 18th day of June, 2026.

Lewisburg Trust, dated February 9th, 2017

BY: Bill D. Ringer
Bill D. Ringer
Trustee

STATE OF Texas
COUNTY OF Montgomery

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Bill D. Ringer, Trustee of Lewisburg Trust, dated February 9th, 2017, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the current Trustee of the Lewisburg Trust dated February 9, 2017, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained.

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

Lori Anita Moore Bartley
Notary Public Lori Anita Moore Bartley
My Commission Expires: 08/25/2029

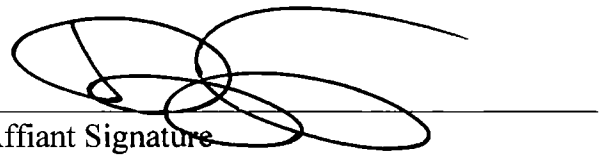
Lori Anita Moore Bartley
ID NUMBER
133293489
COMMISSION EXPIRES
August 25, 2029

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Dylan Potter, 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 6/18/2026.

Date



Affiant Signature

6-18-2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of June, 2026.



Notary's Signature

My Commission Expires: 3/5/2029

Date

Notary's Seal (if on paper)

