This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $975,000.00.

Affiant

Subscribed and sworn before me this the 17th day of June, 2026.

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1436519 DEEDWARR
06/22/2026 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20260622-0055953

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
The Bank of Frank, LLC	DYNAMO CAPITAL, LLC	146-07-0 005.00
709 Sills Ct.	8535 E. 21st St. N. Suite 130	
Nashville, TN 37220	Wichita, KS 67206	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KAYLA F. JACKSON, AN UNMARRIED WOMAN, AND LARRY C. FELTS, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THE BANK OF FRANK, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Creighton Meadows, of record in Plat Book 2854, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kayla F. Jackson, an unmarried woman, and Larry C. Felts, a married man, by Quitclaim Deed from John Andrew Jackson, unmarried, dated 10/8/2020 and recorded 11/3/2020 in Instrument No. 20201103-0128522, said Register's Office, and by Quitclaim Deed from Lady A. Bird, married, dated 10/22/2020 and recorded 11/3/2020 in Instrument No. 20201103-0128521, said Register's Office.
The said property having never been Larry C. Felts primary residence.

Also being the same property previously conveyed to Kayla F. Jackson, an unmarried woman, and Larry C. Felts, a married man, by Quitclaim Deed from Lady A. Bird, married, dated 10/22/2020 and recorded 11/3/2020 in Instrument No. 20201103-0128521, said Register's Office.

Also being the same property previously conveyed to John Andrew Jackson and wife, Kayla Felts Jackson, and Lady A. Bird, married, all as joint tenants with right of survivorship, by Quitclaim Deed from John Andrew Jackson and wife, Kayla Felts Jackson, dated 2/4/2011 and recorded 2/10/2011 in Instrument No. 20110210-0011680, said Register's Office.

Also being the same property previously conveyed to John Andrew Jackson and wife, Kayla Felts Jackson by Warranty Deed from Zachary A. Watson and wife, Kimberly C. Watson, dated 5/28/2008 and recorded 6/2/2008 in Instrument No. 20080602-0055622, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 709 Sills Ct., Nashville, TN 37220.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 17th day of June, 2026.

Kayla F. Jackson

Larry C. Felts

STATE OF TENNESSEE,
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kayla F. Jackson and Larry C. Felts, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of June, 2026.

My commission expires: 5/21/2030

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 6/17/2026 (date of document).

Affiant Signature

6/18/2026
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

