WARRANTY DEED

Karen Johnson Davidson County
Batch# 1451538 DEEDWARR
07/24/2026 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $748.88
20260724-0067714

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd day of July, 2026.

Notary Public

My Commission Expires: 1-26-28

FRANKIE A. MARTINEZ STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Boyd St Real Estate LLC	New Owner	059 05 0 037.00
4137 Boyd Drive	701 Dover Glen Drive	
Nashville, TN 37218	Antioch TN 37013	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Lesli Oliver Wright, as Conservator for Kenneth Eugene Dismukes, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Boyd St Real Estate LLC, a Tennessee Limited Liability Company, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 92 on the Plan of Buena Vista Estates, Section 3, as of record in Book 4175, page 139, Register's Office for Davidson County, Tennessee, to which said paln reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Kenneth Eugene Dismukes from Pamela Dismukes, Marilyn Dismukes, Bessie Dismukes, Gail Dismukes Berry, Barbara Dismukes Parham, Charles Ray Dismukes, Waymon Curtis Dismukes, Jessie Dismukes, and Joe Ronald Dismukes by Deed dated November 19, 1987 and as of record in Book 7432, page 523, said Register's Office.

Lesli Oliver Wright was appointed as Conservator of Kenneth Dismukes by Order Appointing Conservator dated March 26, 2026, Docket No. 26P86, Second Circuit Court for the Twentieth Judicial District of Tennessee. Order Approving Contract was entered and approved June 30, 2026 and Lesli Oliver Wright, Conservator, is authorized to execute all necessary documents to convey the subject property.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Plat Book 4175, Page 139, said Register's Office.

Subject to restrictions of record in Record Book 4435, Page 92, Register's Office said County

Taxes for the year 2026 are a lien, not yet due and payable and subsequent years.

This is unimproved X improved property, known as 4137 Boyd Drive, Nashville, TN 37218

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 heirs 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 my hand this 23rd day of July, 2026.

Conservatorship of Kenneth Eugene Dismukes

By: Lesli Oliver Wright, conservator
Lesli Oliver Wright, Conservator

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lesli Oliver Wright as Conservator for Kenneth Eugene Dismukes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Conservator of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand this 23rd day of July, 2026.

Witness my hand, at office, this 23rd day of July, 2026.

Notary Signature
My commission expires: 8/24/27

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Kathy Lee, 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 7/23/26.

Affiant Signature

Date: 7/23/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 23 day of July, 2026

Notary Public

My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER