Karen Johnson Davidson County
Batch# 1464429 DEEDWARR
08/26/2026 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,137.75
20260826-0079046

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260755158**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $307,500.00. Affiant Subscribed and sworn to before me, this ~~20th~~ day of August, 2026. Notary Public My Commission Expires: 01/30/2029

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address New Owner: Dallas Kyle 1708 Northview Ave Nashville TN 37216	Send Tax Bills To: Rocket Mortgage, LLC 1050 Woodward Ave Detroit, MI 48226	Tax Information: Tax Parcel ID No. 072-10-0-219.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dana Kilian, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dallas Kyle, a single person** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No 2 on the Unregistered copy of as survey for\'b7 M.N. Young in the 11th Civil District of said county, described as follows:
Beginning at a point in the center of Northview Avenue, 189 feet to the center line of Moneta Avenue, being the common comer of Lots Nos I and 2; thence with the line between said two lots, westerly 141 feet to the easterly margin of the right of way of the L & N Railroad, thence with the margin of the same southerly 60 feet to the comer of Lot Nos. 2 and 3 thence with the line between said two lots; easterly 147.5 feet to the center of Northview Avenue; thence with the center line of the same north I degree 15 minutes East 60 feet to the point of beginning.

Being the same property conveyed to Scott Loganbill and Dana Killian, husband and wife by Warranty Deed from Rebecca L. Massey, married of record in Instrument No. 20150701-0063829 Register's Office for Davidson County, Tennessee, dated June 29, 2015 and recorded on July 1, 2015.

Scrivener's Affidavit of record in Instrument No. 20150908-0091168 correcting Grantee's name from Dana Killian to Dana Kilian.

Being the same property conveyed to Dana Kilian, unmarried by Quitclaim Deed from Scott Loganbill, unmarried of record in Instrument No. 20260421-0032562 Register's Office for Davidson County, Tennessee, dated April 6, 2026 and recorded on April 21, 2026.

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 record.

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

Easement By Court Order in Settlement of Landowner Action, a permanent telecommunications easement of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.
Easement Deed By Court Order in Settlement of Landowner Action-Lightnet Lines, permanent telecommunications easement of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1708 Northview Ave Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of August, 2026.

D. Kilian

Dana Kilian

STATE OF California)
COUNTY OF Contra Costa)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dana Kilian, 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.

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

C. Haines

Notary Public C. Haines
My Commission Expires: 4-15-2028

C. HAINES
Notary Public - California
Contra Costa County
Commission # 2484940
My Comm. Expires Apr 15, 2028

Certificate of Authenticity

I, Kristen Traini, 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 8/18/26
Date

Affiant Signature

8/21/26
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 21st day of August, 2026.

Notary's Signature

My Commission Expires: 01/30/2029

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY