This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-10145-CL

Karen Johnson Davidson County
Batch# 1466663 DEEDWARR
09/01/2026 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20260901-0080842

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of August, 2026.

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/7/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Creekside Edge Holdings LLC 5252 Simmons Bluff Road Lebanon, TN 37090	New Owner	134 13 0 113.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Daisy Fields f/k/a Dao Do, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Creekside Edge Holdings LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 199, KENILWORTH ESTATES, SECTION FOUR, as shown on plat of record in Plat Book 3300, Pages 34-36, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thuy Le, unmarried and Dao Do, unmarried as tenants in common with rights of survivorship, by Warranty Deed from Duc Cong Le, unmarried, of record in Instrument No. 20141231-0119086, in the Register's Office of Davidson County, Tennessee, dated December 30, 2014, and recorded on December 31, 2014.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **4819 Linbar Drive, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 26th day of August, 2026.

GRANTOR:

Daisy Fields

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Daisy Fields, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of August, 2026.

Notary Public
My Commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 02, 2030

I, Kirsten Virden, 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 8.26.24 (date of document).

Kirsten Virden

Affiant Signature

Date: 8.26.24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of August, 2024.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

