Karen Johnson Davidson County
Batch# 1475339 DEEDWARR
09/21/2026 08:56:30 AM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20260921-0087329

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-10140-SC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

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

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daniel Carter and Jessika Malone 610 Stockell Street Nashville, TN 37207	TENCU 1400 8th Avenue South Nashville, TN 37203	082 04 0 094.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Michael Brian Liedberg and Margaret Anderson Liedberg, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Daniel Carter, an unmarried man, and Jessika Malone, an unmarried woman, as joint tenants with Rights of Survivorship** (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 No. 119 in SHARPE AND CRUTCHER'S ADDITION TO EAST NASHVILLE which is of record in Plat Book 57, Page 82, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 119 fronts 50 feet on the East side of North 5th Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Michael Brian Liedberg and Margaret Anderson Liedberg, husband and wife, by Warranty Deed from 1003 N 5th St, LLC a Tennessee Limited Liability Company, of record in Instrument No. 20251001-0078373, in the Register's Office of Davidson County, Tennessee, dated September 26, 2025, and recorded on October 01, 2025.

Being the same property conveyed to 1003 N 5th St, LLC, by Warranty Deed from Nancy Marie McKnight, single, of record in Instrument No. 20250225-0013832, in the Register's Office of Davidson County, Tennessee, dated February 20, 2025, and recorded on February 25, 2025.

Being the same property conveyed to Calvin C. McKnight and wife, Nancy Marie McKnight, by Warranty Deed from Carl Knight, of record in Book 7521, Page 814, in the Register's Office of Davidson County, Tennessee, dated April 14, 1988, and recorded on April 20, 1988. The said Calvin C. McKnight died on March 17, 1989, leaving Nancy Marie McKnight as surviving tenant by the entirety.

This Instrument executed on behalf of Michael Brian Liedberg and Margaret Anderson Liedberg ("Principal") by Griffin Dunham pursuant to the Power of Attorney of record in Instrument Number 202609210087327 20260921008732[illegible], Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **1003 N 5th St, Nashville, TN 37207**

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 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 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 17th day of September, 2026.

GRANTOR:

Michael Brian Liedberg by Griffin Dunham, his Attorney-in-Fact
Michael Brian Liedberg by Griffin Dunham, his Attorney-In-Fact

Margaret Anderson Liedberg by Griffin Dunham her Attorney-in-Fact
Margaret Anderson Liedberg by Griffin Dunham, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Griffin Dunham the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Michael Brian Liedberg and Margaret Anderson Liedberg ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 17th day of September, 2026.

Rachel Marie Collins
Notary Public
My Commission expires: 3.21.2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

EXHIBIT "A"
TO Warranty Deed
From: Michael Brian Liedberg and Margaret Anderson Liedberg
To: Daniel Carter and Jessika Malone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 17th day of September, 2026.

Notary Public
My Commission Expires: 3.21.2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Emma Howard, 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 09/17/2026 (date of document).

Affiant Signature

09/17/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 17th day of September, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL