Karen Johnson Davidson County
Batch# 1480618 DEEDWARR
10/05/2026 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20261005-0091457

WARRANTY DEED

JACK E. MCLAUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/23/30
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Dalamar Homes, LLC, a Tennessee limited liability company	Dalamar Homes, LLC, a Tennessee limited liability company	168 07 0A 002.00
(NAME)	(NAME)	
122 Oasis Drive	122 Oasis Drive	
(ADDRESS)	(ADDRESS)	
La Vergne, TN 37086	La Vergne, TN 37086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Matthew Martin, a married man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Dalamar Homes, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Tract 2 on the Survey of "EXHIBIT OF TRACTS 1 AND 2" as Exhibit C, Subdivided Parcels, on the Quitclaim Deed of record as Instrument No. 20260603-0050196, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Property located in the 35th Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 03·18-26, File Number 3-786, as follows:

Beginning at an existing iron rod capped ·'Chapdelain" by a metal fence post on the southeast margin of Highway I 00 and being approximately 678 feet southwest of the intersection of Linton Lane and having a Tennessee State Plane Coordianle of N;6 I 8067.4691, E: I669099.0692; Thence with said margin SOUTH 79 DEGREES 28 MINUTES 50 SECONDS WEST a distance of 50.10 feet to a set iron rod capped "Chandler" and being the Point of Beginning of this description; Thence with a new line and severing the property of Matthew Martin (Instrument Number 20I91122-0121067) SOUTH 09 DEGREES 59 MINUTES 55 SECONDS EAST a distance of 297.14 feet; Thence SOUTH 42 DEGREES 41 MINUTES 05 SECONDS EAST a distance of 47.69 feet; Thence SOUTH 17 DEGREES 34 MINUTES 02 SECONDS WEST a distance of217.32 feet to a set iron rod capped "Chandler"; Thence SOUTH I3 DEGREES 31 MINUTES 45 SECONDS EAST a distance of 576.18 feet to a set iron rod capped "Chandler"; Thence SOUTH 73 DEGREES 21 MINUTES 53 SECONDS EAST a distance of334.71 feet to a set iron rod capped "Chandler" in the southwest line of Teaghlaigh, LLC (Instrument number 20160713-0071593); Thence with the southwest line of

Teaghlaigh, LLC (Instrument number 20160713-0071593) SOUTH 09 DEGREES 40 MINUTES 26 SECONDS EAST a distance of368.84 feet to an existing iron rod; Thence with the north line of James Jones (Instrument Number 20070328-0036834) NORTH 85 DEGREES 28 MINUTES 44 SECONDS WEST a distance of 330.83 feet to an existing iron rod having a TSPC ofN:616529.9258, E:1669255.8086; Thence with the northeast line of Judy Ivey (Instrument Number 20191105-0114105-) NORTH 13 DEGREES 3 I MINUTES 59 SECONDS WEST a distance of 1542.45 feet to an existing iron rod at a fence post on the south margin of Highway I 00 and having a TSPC of N:618029.5502, E:1668894.8631; Thence with said margin NORTH 79 DEGREES 28 MINUTES 50 SECONDS EAST a distance of 157.60 feet to a set iron rod which is the point of beginning, having an area of 236398.36 square feet, 5.43 acres, more or less.

Being part of the same property conveyed to Matthew Martin, a married man, by Quitclaim Deed from K. Thomas Sidwell, Trustee, dated June 03, 2026, recorded June 03, 2026, as Instrument No. 20260603-0050196, Register's Office for Davidson County, Tennessee. Matthew Martin, a married man, conveyed to K. Thomas Sidwell, Trustee, the same property in the same Instrument.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☒
This is improved ☐ 9039 HWY 100 (5.43 acre tract), Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors 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.

Effective the 30th day of September, 2026.

Matthew Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of September, 2026, before me personally appeared Matthew Martin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

JACK E. MCLAUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Printed Name: the undersigned

My Commission Expires: 2/23/30

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

202610050091457

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 30 day of September, 2026.

K. Thomas Sidwell
Date: 9/30/26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 30 day of September, 2026.

Kimberly D. Hicks
Notary Public
My Commission Expires: 12-1-29

