This instrument was prepared by Momentum Title, LLC from information furnished by the parties and/or contained in the public records. Momentum Title, LLC is acting solely as the preparer of this instrument and has not conducted a title examination or reviewed a survey in connection with its preparation. Preparation of this instrument does not constitute an opinion or certification by Momentum Title, LLC as to the status of title, matters of survey, or the accuracy or completeness of the legal description or other title matters contained herein.

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-10239-SC

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $389,900.00.

Affiant

Subscribed and sworn to before me, this the 1st day of October, 2026.

Notary Public
My Commission Expires: _____

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

Karen Johnson Davidson County
Batch# 1482790 DEEDWARR
10/09/2026 11:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,442.63
20261009-0093016

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thang Deih Lian 4916 Packard Drive Nashville, TN 37211	Lincoln Home Loans, LLC 40 Burton Hills Boulevard Suite 200 Nashville, TN 37215	148-13-0-202

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Dana Michele Wood, a married woman, Tracy Lyn Chase, a married woman, Meghan Marie Lackey, a married woman, and Amanda Ann Lackey, an unmarried woman** ("Grantor"), transfer and convey unto **Thang Deih Lian, a married man** ("Grantee"), 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of CREEKSIDE MANOR SUBDIVISION, in Plat Book 6200, Page 677, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James R. Lackey and wife, Carol L. Lackey, by Warranty Deed from Dale and Associates, Inc., of record in Book 7543, Page 450, in the Register's Office of Davidson County, Tennessee, dated May 11, 1988 and recorded on May 13, 1988. The said Carol L. Lackey died on November 25, 2024, then James R. Lackey died on September 06, 2025 testate, devising subject property to Dana Michele Wood, also known as Dana Michelle Wood, Tracy Lynn Chase, Megan Marie Lackey, also known as Megan Marie Rogers, a/k/a Megan Marie Rogers, and Amanda Ann Lackey. See Probate Case No. 25P2113, in the Circuit Court for Davidson County, Tennessee.

Megan Marie Rogers is now known as Meghan Marie Lackey.

Dana Michelle Wood is one and the same as Dana Michele Wood.

Grantors, nor their spouses, have ever occupied the said property.

This Instrument executed on behalf of Dana Michele Wood, Tracy Lyn Chase, Meghan Marie Lackey, and Amanda Ann Lackey ("Principal") by pursuant to the Power of Attorney of record in Instrument Number 202610090093015, 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 property located at: **4916 Packard Drive, Nashville, TN 37211.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2026 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor 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 1st day of October, 2026.

GRANTOR:

Dana Michele Wood

Dana Michele Wood

Tracy Lyn Chase

Tracy Lyn Chase

Meghan Marie Lackey

Amanda Lackey by Meghan Marie Lackey her attorney-in-fact

Amanda Ann Lackey, by Meghan Marie Lackey, 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 Dana Michele Wood, Tracy Lyn Chase, and Meghan Marie Lackey, 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 1st day of October, 2026.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Meghan Marie Lackey 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 Amanda Ann Lackey ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 1st day of October, 2026.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/30

EXHIBIT "A"
TO Warranty Deed
From: Dana Michele Wood, Tracy Lyn Chase, Meghan Marie Lackey, and Amanda Ann Lackey
To: Thang Deih Lian

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 1st day of October, 2026.

Notary Public
My Commission Expires: 1/22/30

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Mary Mello, 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 the electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/1/2026 (date of document).

Mary Mello
Affiant Signature

10/01/2026
Date

State of FLORIDA

County of Palm Beach

Sworn to and subscribed before me this 1st day of October, 2026.

Leslie Garcia
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

NOTARY PUBLIC STATE OF FLORIDA

LESLIE A. GARCIA
Commission # HH 481003
Expires January 27, 2028