WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,600,000.00.

Affiant

Subscribed and sworn to me on 07/15/24.

NOTARY PUBLIC

My Commission Expires: 3/3/2026

M.R. SCHODROSKI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMM. EXPIRES MARCH 3, 2026

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Karen Johnson
Batch # 1159064
07/17/2024 10:15:55 AM
Fees: $13.00 Taxes: $9,620.00

Davidson County
DEEDWARR
2 pgs

20240717-0053740

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
River Road Trust 4301 Hillsboro Pike Ste. 300 | Nashville, TN 37215	NEW OWNER	131 11 0 091.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Brian D. Shore and wife, Rachel W. Shore, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto River Road Trust dated March 1, 2022, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 61B on the Plan of Final Plat Seven Hills Subdivision, Section 1, a Re-Subdivision of Lot No. 61, of record in Plat at Instrument No. 20061016-0127925, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Brian D. Shore and wife, Rachel W. Shore by Warranty Deed from Anthony E. Ewing, an unmarried man, of record in Instrument No. 20210416-0050951, Register's Office for Davidson County, Tennessee, dated April 8, 2021 and recorded on April 16, 2021.
>
> This is improved property known as 4516 Shys Hill Rd., Nashville, Tennessee 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Witness our hands on 07/15/24.

Brian D. Shore

Rachel W. Shore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/15/24, before me personally appeared Brian D. Shore and Rachel W. Shore, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/15/24.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

