Prepared by:
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1256439 DEEDWARR
04/04/2025 10 00 53 AM 3 pgs
Fees $18 00 Taxes $13,320 00
20250404-0025654

THIS INSTRUMENT PREPARED BY: Wesley D Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TN 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $3,600,000.00. **Affiant** Subscribed and sworn to before me, this 2nd day of April, 2025. Notary Public My Commission Expires:

CARLIE VAN HUIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

Address New Owner As Follows:
Aaron Tannenbaum and
Katelyn Pearson
217 Olive Branch Road
Nashville, TN 37205

Send Tax Bills To:
NEW OWNER

Map-Parcel Number:
116-09-0-023 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP hereinafter called the Grantor, has bargained and sold, and by these

presents does transfer and convey unto AARON TANNENBAUM AND KATELYN PEARSON, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 330, as shown on the map entitled Hillwood Estates Section 12, of record in Plat Book 2663, Page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership, by deed from Charles K. Cosner, Jr., a single man, of record in Instrument No. 20220718-0082197, dated July 15, 2022, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2025 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.
2. Matters shown on the Plan of record in Plat Book 2663, Page 109, Register's Office for Davidson County, Tennessee.
3. Utility Easement of record in Book 2882, Page 23, Register's Office for Davidson County, Tennessee.

This is improved property known as 217 Olive Branch Road, Nashville, TN 37205.

{Signature Page to Follow}

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 heirs and assigns, forever; and Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 2nd day of April, 2025.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

By. _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **MANAGING PARTNER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 2nd day of April, 2025.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9, 2026

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9, 2026