WARRANTY DEED

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES: 6-18-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ENE1125 Revocable Trust, dated March 3, 2025	ENE1125 Revocable Trust c/o Brentwater Partners	
(NAME) 1611 Tyne Blvd	(NAME) 1800 Vine Street Ste 105	145-02-0-021.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Los Angeles CA 90028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JAMES NEAL, TRUSTEE OF THE JAMES NEAL REVOCABLE TRUST, DATED AUGUST 21, 2013**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ENE1125 REVOCABLE TRUST, DATED MARCH 3, 2025,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, 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. 5 on the Plan of Alpine Estates of record in Plat Book 3106, Page 142, 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 James Neal, Trustee of the James Neal Revocable Trust, dated August 21, 2013, by Warranty Deed from Brandon Timothy Edwards and Michelle Lee Edwards, Trustees Under the Edwards Marriage Trust, dated October 25, 2018, of record in Instrument No. 20211230-0171819, Register's Office for Davidson County, Tennessee, dated December 28, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1611 Tyne Blvd, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 1257050 DEEDWARR
04/07/2025 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $14,615.00
20250407-0026118

CH2025-287

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 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 heirs 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 my hand this 4th day of April, 2025

JAMES NEAL REVOCABLE TRUST, DATED AUGUST 21, 2013

BY: _____

JAMES NEAL, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, James Neal, 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 Trustee of The James Neal Revocable Trust, dated August 21, 2013, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 4th day of April, 2025.

Commission expires:

KELLY D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

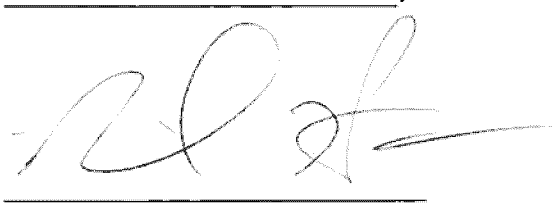
My Commission Expires 10/4/27

_____
Notary Public

CH2025-287

Certificate of Authenticity

I, Nick Harris, 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 **April 4, 2025**.



Affiant Signature

4/4/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **4** day of **April**, 20 **25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

