THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250450509** Karen Johnson Davidson County Batch# 1270805 DEEDWARR 05/08/2025 12:10:30 PM 3 pgs Fees: $18.00 Taxes: $21,700.50 20250508-0036141	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $5,865,000.00. Affiant Subscribed and sworn to before me, this 8th day of May, 2025. Notary Public My Commission Expires: 3/6/29

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Loranne Zemen Ehlenbach and John J. Ehlenbach, Trustees of the ETTA M. O'REE TRUST 318 Half Day Rd., Ste 343 Buffalo Grove, IL 60089	Send Tax Bills To: newowner	Tax Information: Tax Parcel ID No. 146-10-0-019.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **TNT Capital, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Loranne Zemen Ehlenbach and John J. Ehlenbach, Trustees of the ETTA M. O'REE TRUST**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Fieldcrest Estates, Section-Two of record in Plat Book 2663, Page 19, 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 TNT Capital, LLC, a Tennessee Limited Liability Company by Warranty Deed from Edwin G. Kirkland, Executor of the Estate of Jean B. Kirkland, and as Trustee of The Jean B. Kirkland Living Trust u/a/d October 30, 2003 of record in Instrument No. 20210830-0116771, Register's Office for Davidson County, Tennessee, dated August 27, 2021 and recorded on August 30, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2663, Page 19, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2690, Page 469, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Deed Restrictions of record in Book 2737, Page 27, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7758, Page 729, Register's Office for Davidson County, Tennessee.

This is improved property located at 809 Brentview Dr Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant this instrument is effective as of the 7th day of May, 2025.

TNT Capital, LLC

BY: _____
Jason B. Tidwell, Manager

BY: _____
Clayton B. Tate, Chief Executive Manager

State of Tennessee
County of Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Jason Tidwell, as Manager and Clayton B. Tate as Chief Executive Manager , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Manager and Chief Executive Manager of TNT Capital, LLC, the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

WITNESS my hand and official seal, this 7th day of May, 2025.

_____
Notary Public

My Commission Expires:

JAMES ALEXANDER NOLSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

Certificate of Authenticity

I, Holly A. Mason, 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 May 1, 2025.

Affiant Signature

5/1/25

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of May, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2025