THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350301** Karen Johnson Davidson County Batch# 1272179 DEEDWARR 05/12/2025 01:44:30 PM 3 pgs Fees: $18.00 Taxes: $18,592.50 20250512-0037256	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever ~~is greater~~, for this transfer is: $5,025,000.00. Affiant Subscribed and sworn to before me, this 12th day of May, 2025. Notary Public My Commission Expires: 03-06-2029 MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: The Suerte Carden Trust 3918 Dorcas Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 16 0 042.00

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, **William T. Chapman, IV, Trustee of The 3918 Dorcas Drive Trust, dated April 4, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Suerte Carden Trust U/A/D, March 1, 2023,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 in the DIVISION OF HENRY W. COMPTON ESTATE of record in Plat Book 2, Page 58, Chancery Court at Nashville, described partly according to a survey made by T. R. Sanford, Surveyor, dated May 06, 1949, as follows:

Beginning at a point on the Easterly margin of Dorcas Drive, formerly Webber Street, at the Northwest corner of part of said Lot No. 1 conveyed to William W. Davenport and wife, Margaret Murphy Davenport by S. C. Boyer and wife, by deed of record in Book 2641, Page 81, Register's Office for said County; thence with the Easterly margin of said Drive, North 2 deg. 15' East 145.4 feet to the Southwest corner of a part of said Lot No. 1 conveyed to Frances S. Lawrence by Sillman Evans, Jr. and wife by deed of record in Book 1944, Page 95, said Register's Office; thence with the Southern boundary line of said Lawrence property, South 87 deg. 46' East 126 feet to Lawrence' s Southeast corner, said point being the Southwest corner of a part of said Lot No. I conveyed to S. C. Boyer and wife, by Mary E. Cayce, by deed of record in Book 1643, Page 545, said Register' s Office; thence South 2 deg. 15' West 45.4 feet; thence South 87 deg. 46' East 243 feet, more or less, to the center of a branch; thence with said branch South 2 deg. 28' East 85.3 feet, more or less, to an iron pin and South 7 deg. 09' West 14.7 feet to the Northeast corner of said Davenport property; thence with the Northern boundary line of said Davenport property North 87 deg. 35' West 374.2 feet to the beginning or less.

Together with rights of ingress, egress, construction, and maintenance of a wall and drive as provided for in the Grant of Easement at Instrument No. 20070531-0064504, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to William T. Chapman, IV, Trustee of The 3918 Dorcas Drive Trust, dated April 04, 2019, by Warranty Deed from Scott Douglas McWilliams and Sandra L. Martin, as Trustees of The Elaine Callaway McWilliams Tennessee Marital Trust of record in Instrument No. 20190424-0037592, in the Register's Office of Davidson County, Tennessee, dated April 19, 2019 and recorded on April 24, 2019.

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 and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Division of Henry W. Compton Estate, as recorded in Plat Book 2, Page(s) 58.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3879, Page 584.

Easement recorded in Instrument No. 20070531-0064504.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 3918 Dorcas Drive Nashville TN 37215

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, Grantor has executed this instrument on this 12th day of May, 2025.

The 3918 Dorcas Drive Trust, dated April 4, 2019

By: _____, Trustee
William T. Chapman, IV, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William T. Chapman, IV, 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 3918 Dorcas Drive Trust, dated April 4, 2019 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 12th day of May, 2025.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

_____
Notary Public

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 12, 2025.

Affiant Signature

5/12/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 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