Prepared by
Record and Return To
and Rosenthal Title Inc
in Hills Blvd Suite 130
Nashville TN 37215

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

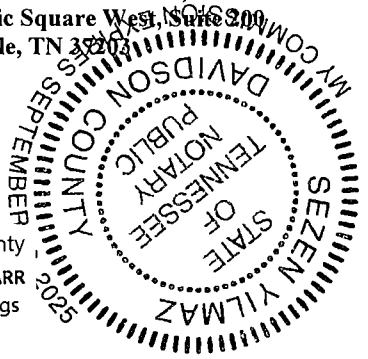
STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $2,150,000 00

Affiant

Subscribed and sworn to before me, this 12 day of June, 2025

Notary Public
My Commission Expires



Karen Johnson
Batch # 1284669
06/16/2025 10 39 09 AM
Fees $13 00 Taxes $7,955 00

Davidson County
DEEDWARR
2 pgs

20250616-0046714

WARRANTY DEED

Address New Owner	Send Tax Bills to	Tax Information
Shannon Elaine Niedermeyer and Ryan Patrick Lee 601 Timber Lane Nashville, TN 37215	New Owner	Tax Parcel ID No 117 01 0 123 00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10 00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIBERIAS TRUST WITH CATHERINE B. HOCK ACTING AS TRUSTEE** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RYAN PATRICK LEE AND SHANNON ELAINE NIEDERMEYER, HUSBAND AND WIFE** ("Grantee" collectively), Grantee's 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. 5 on the Plan of Emmahurst, as of record in Book 974, Page 4, Register's Office for said County.

Said Lot No. 5 fronts 120.1 feet on the southerly side of a 15 foot strip reserved for the widening of Woodlawn, formerly Wharton Avenue, as shown on said plat, and runs back in the southerly direction 224.5 feet on the easterly line with the westerly margin of Parker, formerly Maplewood Avenue, and 229.8 feet on the westerly line to a dead line in the rear on which it measures 120 feet.

Being the same property conveyed to Lisa M. Price, Unmarried, by Warranty Deed from Capri, LLC, a one half undivided interest, and John Trim, a one half undivided interest, dated May 4, 2001, of record in Instrument No.. 20010504-0046411, Register's Office for Davidson County

Being the same property conveyed to Tiberias Trust with Catherine B. Hock acting as trustee by Deed dated December 11, 2019 from Lisa M. Price, unmarried, recorded December 18, 2019, in Instrument Number 201912180130361, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as **601 Timber Lane, Nashville, TN 37215.**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever

And Grantor covenants that Grantor has 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 Grantors further covenants and binds Grantor, Grantor s successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 11th day of June, 2025

TIBERIAS TRUST

CATHERINE B. HOCK, Trustee

STATE OF Louisiana)
COUNTY OF Jefferson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **CATHERINE B. HOCK**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustees of the **TIBERIAS TRUST**, and that they as such Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee

Witness my hand and seal, this 11th day of June, 2025.

JOHN W. NORWOOD, III
NOTARY PUBLIC
STATE OF LOUISIANA
NOTARY NUMBER: 12650
COMMISSION IS FOR LIFE

Notary Public
My Commission Expires _____