BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 372

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

ERT File No. 250551054

Karen Johnson
Batch # 1284705
06/16/2025 11 15 34 AM
Fees $13 00 Taxes $9,250 00

Davidson County
DEEDWARR
2 pgs

20250616-0046767

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
EXPIRES MARCH 3, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $2,500,000 00

Affiant

Subscribed and sworn to before me, this 10th day of June, 2025.

Notary Public
My Commission Expires: 3/3/2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Russell Young and Tiffany Young 1161 Sewanee Road Nashville TN 37220	New Owner	Tax Parcel ID No. 131 15 0 039.00

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, **Virginia Gardner, Trustee of Gaston Sinclair Trust u/a dated July 3, 2024** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Russell Young and Tiffany Young, husband and wife**, ("Grantees"), its 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. 1 on the Plan of GATEWAY ACRES of record in Plat Book 974, Page 73, 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 Gaston Sinclair Trust u/a dated July 3, 2024, by Quitclaim Deed from Vaughn G. Sinclair, of record in Instrument No. 20240711-0052083, in the Register's Office of Davidson County, Tennessee, dated July 03, 2024, and recorded on July 11, 2024.

Being the same property conveyed to Ralph M. Sinclair, Jr. and wife, Vaughn G. Sinclair, by Warranty Deed from Glenn L. Hanley and wife, Eve R. Hanley, of record in Instrument No. 20060619-0072542, in the Register's Office of Davidson County, Tennessee, dated June 16, 2006, and recorded on June 19, 2006. The said Ralph M. Sinclair, Jr. died on June 12, 2021, leaving Vaughn G. Sinclair as surviving tenant by the entirety.

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 GATEWAY ACRES, as recorded in Plat Book 974, Page(s) 73.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1040, Page 694 and Book 1394, Page 120.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1066, Page 402.

This is improved property located at 1161 Sewanee Road 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, Grantor has executed this instrument on this 10th day of June, 2025

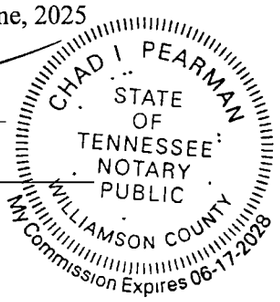
Gaston Sinclair Trust u/a dated July 3, 2024

By: Virginia Gardner, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia Gardner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustee of Gaston Sinclair Trust u/a dated July 3, 2024, 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 10th day of June, 2025



Notary Public
My Commission Expires: _____