WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000 00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2025. Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)
Karen Johnson Davidson County Batch # 1300011 DEEDWARR 07/21/2025 09 52 31 AM 3 pgs Fees $18 00 Taxes $4,070 00 20250721-0057120	

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Safe Harbor Construction, LLC	NEW OWNER	102 16 0 046 00
(NAME) 105 Westpark Dr Ste 365	(NAME)	
(ADDRESS) Knoxville, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Elizabeth Sue Harms, as Trustee of the Edmund R. Rudnicke, II Living Trust, established by the Declaration of Trust of Edmund R. Rudnicke, II, dated December 9, 1998, as amended and restated on May 5, 2011 AND as Trustee of the Sue Ann Rudnicke Living Trust, established by the Declaration of Trust of Sue Ann Rudnicke, dated December 9, 1998, as amended and restated on May 5, 2011, as further amended and restated on September 13, 2024**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Safe Harbor Construction, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows

Land lying in Davidson County, Tennessee, more particularly described as follows

Lot No 232 on the Plan of HILLWOOD ESTATES, SECTION 10, as of record in Plat Book 2331, Pages 95 & 96, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Edmund R Rudnicke, II, Trustee of the Edmund R Rudnicke, II Declaration of Trust Under Agreement dated December 9, 1998 as to an undivided one-half interest and Sue Ann Rudnicke, Trustee of the Sue Ann Rudnicke Declaration of Trust Under Agreement dated December 9, 1998 as to an undivided one half interest, by Warranty Deed from S J Gibbs and wife, Emily S. Gibbs, Trustees UAD February 8, 1995 and any amendments thereto, of record in Instrument No 20081003-0100696, in the Register's Office of Davidson County, Tennessee, dated September 30, 2008 and recorded on October 03, 2008

Being the same property conveyed to Edmund R Rudnicke, II and/or Sue Ann Rudnicke, Trustees of The Edmund R Rudnicke, II Living Trust, established by the Declaration of Trust of Edmund R. Rudnicke, II, dated December 9, 1998, as amended and restated on May 5, 2011, by Quit Claim Deed from Edmund R Rudnicke II, Trustee, of record in Instrument No 20110512-0036573, in the Register's Office of Davidson County, Tennessee, dated May 05, 2011 and recorded on May 12, 2011 Edmund R Rudnicke II died on February 21, 2024, leaving Sue Ann Rudnicke to serve as successor Trustee of the Trust pursuant to its

terms Sue Ann Rudnicke died on September 21, 2024, leaving Elizabeth Sue Harms to serve as successor Trustee of the Trust pursuant to its terms See Certification of Trust recorded in Book __*__, page _____ * 20250721-0057118

Being the same property conveyed to Sue Ann Rudnicke and/or Edmund R Rudnicke, II, Trustees of The Sue Ann Rudnicke Living Trust, established by the Declaration of Trust of Sue Ann Rudnicke, dated December 9, 1998, as amended and restated on May 5, 2011, by Quit Claim Deed from Sue Ann Rudnicke, Trustee, of record in Instrument No. 20110512-0036574, in the Register's Office of Davidson County, Tennessee, dated May 05, 2011 and recorded on May 12, 2011. Sue Ann Rudnicke and Elizabeth Sue Harms served as the co-Trustees of the Trust as most recently amended and restated on September 13, 2024 Sue Ann Rudnicke died on September 21, 2024, leaving Elizabeth Sue Harms to serve as successor Trustee of the Trust pursuant to its terms. See Certification of Trust recorded in Book __**__, page _____ ** 20250721-0057119

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillwood Estates, Section 10, as recorded in Plat Book 2331 Page(s) 95 & 96
Covenants, Conditions and Restrictions as set forth in Deed of Restrictions recorded in Book 2539, Page 190 and Book 2694, Page 348

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record

unimproved ☐
This is improved ☒ 784 Greeley Dr, Nashville, TN 37205
(House No.) (Street) (P.O Address) (City or Town) (Postal Zip)

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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Effective the 18th day of July, 2025

The Edmund R. Rudnicke, II Living Trust, established by the Declaration of Trust of Edmund R. Rudnicke, II, dated December 9, 1998, as amended and restated on May 5, 2011

BY: Elizabeth Sue Harms
Elizabeth Sue Harms
Trustee

The Sue Ann Rudnicke Living Trust, established by the Declaration of Trust of Sue Ann Rudnicke, dated December 9, 1998, as amended and restated on May 5, 2011, as further amended and restated on September 13, 2024

BY: Elizabeth Sue Harms
Elizabeth Sue Harms
Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid **Elizabeth Sue Harms**, with whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence), and who proved herself to be the Trustee of the **Edmund R. Rudnicke, II Living Trust**, established by the Declaration of Trust of Edmund R. Rudnicke, II, dated December 9, 1998, as amended and restated on May 5, 2011, and who being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 18th day of July, 2025

Notary Public
My Commission Expires 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid **Elizabeth Sue Harms**, with whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence), and who proved herself to be the Trustee of the **Sue Ann Rudnicke Living Trust**, established by the Declaration of Trust of Sue Ann Rudnicke, dated December 9, 1998, as amended and restated on May 5, 2011, as further amended and restated on September 13, 2024, and who being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained

Witness my hand and seal, at office, this 18th day of July, 2025

Notary Public
My Commission Expires 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Chapman + Rosenthal