THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350231**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $4,800,000.00. Affiant Subscribed and sworn to before me, this 21st day of July, 2025. Notary Public My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1300915
07/23/2025 10 58.57 AM
Fees $13 00 Taxes $17,760 00

Davidson County
DEEDWARR
2 pgs

20250723-0058174

WARRANTY DEED

Address New Owner: 4315 Iroquois Avenue Trust 4315 Iroquois Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 07 0 013.00

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, **Andrew Healy and Mary Catherine Healy, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **4315 Iroquois Avenue Trust, dated June 19, 2025** ("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 that part of Lot No. 192 on the Plan of the ROYAL OAKS LAND CO'S SUBDIVISION OF THE BAKER TRACT, as of record in Plat Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, which said part of Lot No. 192, fronts 200 feet on West View Avenue and extends back Westerly 400 feet along 8th Street and is 216 feet wide at the rear, the part of said Lot herein conveyed includes all of said Lot No. 192 except 50 feet off the South side, which 50 feet was conveyed to Mrs. J. E. Henry.

Being the same property conveyed to Andrew Healy and Mary Catherine Healy, husband and wife, by Warranty Deed from Albert Pound Lamb and wife Elizabeth Lamb, of record in Instrument No. 20171113-0116495, in the Register's Office of Davidson County, Tennessee, dated November 10, 2017 and recorded on November 13, 2017.

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.

County of DAVIDSON taxes for the year 2025 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2025 and thereafter, for tax parcel identification number 130 07 0 013.00, 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 ROYAL OAKS LAND CO'S SUBDIVISION OF THE BAKER TRACT, as recorded in Plat Book 421, Page(s) 102 & 103.

Easement for Sanitary Sewer, recorded in Book 5787, Page 388.

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

This is improved property located at 4315 Iroquois Avenue Nashville TN 37205
701 Westview Walk Lane

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 21st day of July, 2025.

Andrew Healy

Mary Catherine Healy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Healy and Mary Catherine Healy, 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.

Witness my hand, ~~at office~~, this 21st day of July, 2025

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026