Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 190
Nashville, TN 37215

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202510561

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,600,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale

Affiant

Sworn to and subscribed before me this 22nd day of July 2025

Notary Public
My Commission Expires

Karen Johnson Davidson County
Batch # 1303505 **DEEDWARR**
07/30/2025 09 29 37 AM 2 pgs
Fees $13 00 Taxes $5,920 00

20250730-0060074

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

THIS INDENTURE, made this ____ day of July 2025, among:

BRIAN M. PETTY AND ELIZABETH PETTY, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

Nopryola Wells Trust, dated July 11, 2025

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, described as follows, to-wit:

Being part of the North part of a tract of 36.09 acres on the South side Cumberland River, and West of Overall Creek, and known as Lot No. 9 on the Plot Plan of the Leland J. Dugger property, not of record, prepared by George E. Reese, dated July 29, 1954, and being more particularly described as follows:

Beginning at a point on the Northerly margin of a 40 foot private roadway, the common corner of Lot Nos. 8 and 9; thence with the margin of said roadway, South 73-1/2 degrees East 100 feet to a corner of Lot No. 10; thence with the line between Lots Nos. 9 and 10, Northerly 218.16 feet, more or less, to the low water mark of Cumberland River; thence, with low water mark of said river, approximately 73 degrees west to a corner of Lot No. 8; thence with the line between Lots Nos. 8 and 9, Southerly 226.33 feet, more or less, to the point of beginning.

Being the same property conveyed to Brian M. Petty and Elizabeth Petty, husband and wife by deed from Thomas Andrew Woosley and Lorenda S. Woosley, dated July 28, 2016, of record in Instrument No. 20160729-0078265, Register's Office for Davidson County, Tennessee.

Being also known as 6637 River View Drive, Nashville, TN 37209.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any, further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same, that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Brian M. Petty

Elizabeth Petty

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Brian M. Petty and Elizabeth Petty, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of July 2025

Notary Public
My Commission Expires: _____

NICK HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Nopryola Wells Trust
Address: 6637 River View Drive
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Nopryola Wells Trust
Address: 1920 Adelicia St #300
City, State, Zip: Nashville, TN 37212

Tax ID: 101-026.00