Prepared & Record and Return to: Chapman and Rosenthal Title, 10 Burton Hills Blvd, Ste 130, Nashville, TN 37215

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

CRT File No. 250751470

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $4,100,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2025.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08

Karen Johnson
Batch # 1304994
08/01/2025 11 09 15 AM
Fees $13 00 Taxes $15,170 00

Davidson County
DEEDWARR
2 pgs

20250801-0061111

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
T Brendon Reedy and Natasha Reedy 4008 Wallace Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 116-16-0-143.00

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, **Scott Goldman and Jessica Goldman, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **T. Brendon Reedy and Natasha Reedy, husband and wife**, ("Grantees"), their 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(s) 2, as shown on the map entitled Donna Heights, of record in Plat Book 2083, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SCOTT GOLDMAN and JESSICA GOLDMAN, HUSBAND AND WIFE, by deed from NANCY EVANS PARRISH AND JAMES HOWARD EVANS, JR., CO-EXECUTORS OF THE ESTATE OF SADIE P. EVANS, of record in Instrument No. 20200527-0054644, dated May 22, 2020, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 116-16-0-143.00.

Matters shown on the Plan of record in Plat Book 2083, page 17, said Register's Office.

This is improved property located at 4008 Wallace Lane Nashville TN 37215

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 31st day of July, 2025.

Scott Goldman By Ryan Dieck, Attorney-in-Fact
Scott Goldman by Ryan Dieck, his Attorney-in-Fact

Jessica Goldman By Ryan Dieck, Attorney-in-Fact
Jessica Goldman by Ryan Dieck, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Scott Goldman and Jessica Goldman and that he is authorized by Scott Goldman and Jessica Goldman to execute this instrument on their behalf.

Witness my hand, at office, this 31st day of July, 2025

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires: _____