BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1310414
08/15/2025 10:13:40 AM
Fees: $13.00 Taxes: $11,840.00

Davidson County
DEEDWARR
2 pgs

20250815-0065123

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1031 Tyne Trust U/A/D February 15, 2002	NEW OWNER	
(NAME) P.O. Box 1343	(NAME)	145 05 0 022.00
(ADDRESS) Brentwood, TN 37024	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ERICH B. GROOS, JR., AND WIFE JANE L. GROOS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1031 TYNE TRUST U/A/D FEBRUARY 15, 2002,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of VINTAGE PLACE, as of record in Plat Book 4460, Page 148, Register's Office for said County, described as follows:

Said Lot No. 5 begins at a point in the Northerly margin of Vintage Place, the common front corner of Lots Nos. 4 and 5; thence along the line between said lots Northwardly 393.0 feet to a point, the common rear corner of Lots Nos. 4 and 5; thence North 57 degrees 58' East 85.6 feet to a concrete monument; thence South 87 degrees 03' 23" East 362.28 feet to an iron pin set in concrete in the Westerly margin of Lot No. 6; thence along the line between said lots, South 28 degrees 55' East to a point in the Northerly margin of Vintage Place; thence along the Northerly margin of Vintage Place Westwardly 290.61 feet to the point of beginning.

Being the same property conveyed to Erich B. Groos, Jr., and wife Jane L. Groos, by Warranty Deed from Thomas W. Orcutt, unmarried of record in Instrument No. 20000510-0047424, in the Register's Office of Davidson County, Tennessee, dated May 05, 2000 and recorded on May 10, 2000.

Jane L. Groos herein signed as Attorney in fact for Erich B. Groos, Jr. Said Power of Attorney is of record Instrument No. 20250811-0063404 in the Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1208 Vintage Pl, Nashville, TN 37215
(House Number) (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 heirs 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness my hand this 14th day of August, 2025

Erich B. Groos, Jr. by Jane L Groos, Attorney in fact

ERICH B. GROOS, JR
BY: JANE L. GROOS, 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, the within named Jane L. Groos, to me known to be the person who executed the foregoing instrument on behalf of Erich B. Groos, Jr., and acknowledged that she executed the same as the free act and deed of Erich B. Groos, Jr.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission expires:

My Commission Expires 10/4/27

Notary Public

Witness my hand this 14th day of August, 2025

JANE L. GROOS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane L Groos, the bargainor, 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.

Witness my hand and official seal this 14th day of August, 2025.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission expires:

My Commission Expires 10/4/27

Notary Public

MO2025-826