THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651205** Karen Johnson Davidson County Batch # 1310952 DEEDWARR 08/15/2025 11:07:19 AM 2 pgs Fees: $13.00 Taxes: $12,820.50 20250815-0065164	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,465,000.00 Affiant Subscribed and sworn to before me, this 14th day of August, 2025. Notary Public My Commission Expires:

CARLIE VAN HUIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 02, 2027

WARRANTY DEED

Address New Owner: PGR Holding Company, LLC. 6 Agincourt Way Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 159 00 0 259.00

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, **Corey Lile and Meredith H. Lile, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **PGR Holding Company, LLC, a Kentucky limited liability company**, ("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 Lot No. 6 on the Plan of AGINCOURT SUBDIVISION, REVISION ONE of record in Instrument No. 20070315-0031515, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Corey Lile and Meredith H. Lile, husband and wife, by Quitclaim Deed from Corey Lile, of record in Instrument No. 20160516-0048668, in the Register's Office of Davidson County, Tennessee, dated May 10, 2016 and recorded on May 16, 2016.

Being the same property conveyed to Corey Lile, by Warranty Deed from Terry W. Smith, of record in Instrument No. 20130813-0084900, in the Register's Office of Davidson County, Tennessee, dated July 30, 2013 and recorded on August 13, 2013.

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.

Taxes and assessments for the year 2025 and subsequent years, 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 AGINCOURT SUBDIVISION, REVISION ONE, as recorded in Instrument No. 20070315-0031515 and Instrument No. 20040421-0044905.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040504-0050539, as amended in Instrument No. 20070103-0001271.

Charter for Agincourt Homeowners' Association, Inc., recorded as Instrument No. 20040505-0051350.

This is improved property located at 6 Agincourt Way Brentwood TN 37027

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 14th day of August, 2025.

Corey Lile

Meredith H. Lile

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Corey Lile and Meredith H. Lile, 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 14th day of August, 2025.

Notary Public

My Commission Expires:

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