THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250851791** Karen Johnson Davidson County Batch # 1316548 DEEDWARR 08/29/2025 10 08 56 AM 2 pgs Fees $13 00 Taxes $7,400 00 20250829-0069352	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $2,000,000 00 Affiant Subscribed and sworn to before me, this 28th 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

WARRANTY DEED

Address New Owner· Edward A. Ryan Jr. and Caroline W. Smith 5959 Sedberry Road Nashville TN 37205	Send Tax Bills To New Owner	Tax Information Tax Parcel ID No 116 09 0 061.00

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, **Phillip D. Endom Jr. and Stephanie Endom, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Edward A. Ryan Jr. and Caroline W. Smith, husband and wife**, ("Grantees"), their 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. 318 on the Plan of HILLWOOD ESTATES, SECTION 12 of record in Plat Book 2663, Page 109, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 200 feet on the Easterly side of Sedberry Road and extends back 257 feet on the Northerly line and 235 feet on the Southerly line to a dead line, measuring 142 5 feet thereon.

Being the same property conveyed to Phillip D. Endom, Jr and Stephanie Endom, husband and wife, by Warranty Deed from Barbara B. Lyons, married and Kenneth J. Lyons, III, unmarried and Avon Lyons, unmarried, of record in Instrument No. 20150519-0046078, in the Register's Office of Davidson County, Tennessee, dated May 15, 2015 and recorded on May 19, 2015.

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 for the year 2025 and thereafter, 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 HILLWOOD ESTATES, SECTION 12, as recorded in Plat Book 2663, Page(s) 109

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2903, Page 371. Easement for Anchor, recorded in Book 2882, Page 38

Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6327, Page 447.

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

This is improved property located at 5959 Sedberry Road Nashville TN 37205

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 28th day of August, 2025

Phillip D Endom Jr by Stephanie Endom as Attorney in fact — Stephanie Endom

Phillip D Endom Jr. by Stephanie Endom as, by Stephanie Endom as 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, Stephanie Endom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Phillip D. Endom, Jr. and that she is authorized by Phillip D. Endom, Jr. to execute this instrument on their behalf.

Witness my hand, at office, this 28th day of August, 2025

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-06-2026