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

**CRT File No. 250851976**

Karen Johnson Davidson County
Batch # 1317753 **DEEDWARR**
09/03/2025 10 09 08 AM 3 pgs
Fees $18 00 Taxes $12,820 50

20250903-0070191

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 29th day of August, 2025

Notary Public
My Commission Expires: _____

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

## WARRANTY DEED

| Address New Owner | Send Tax Bills To· | Tax Information. |
|---|---|---|
| Eric Isham and Kimberly Isham<br>6 Agincourt Way<br>Brentwood TN 37027 | New Owner | Tax Parcel ID No<br>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, **PGR Holding Company, LLC, a Kentucky limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric Isham and Kimberly Isham, husband and wife,** ("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 PGR Holding Company, LLC, a Kentucky limited liability company, by Warranty Deed from Corey Lile and Meredith H. Lile, husband and wife, of record in Instrument No 20250815-0065164, in the Register's Office of Davidson County. Tennessee, dated August 14, 2025 and recorded on August 15, 2025.

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 Revising the Plat Instrument No 20040421-0044905.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions and Restrictions for Agincourt recorded in Instrument No. 20040504-0050539 and Amended in Instrument No 20070103-0001271.

Charter for Agincourt Homeowner's Association, Inc, recorded in 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 28th day of August, 2025.

PGR Holding Company, LLC

By: _____
William Ready, Sole Member

STATE OF California
COUNTY OF Los Angeles

Before me, the undersigned, of the State and County aforesaid, personally appeared William Ready, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, ~~acknowledged himself to be the sole member (or other officer~~ authorized to execute the instrument) ~~of PGR Holding Company, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such sole member has executed~~ the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid sole member. GR

Witness my hand and official seal, at office in Nashville, Tennessee, this 28th day of August, 2025.

see attached

_____
Notary Public

GALINA L RIVINA
Notary Public - California
Los Angeles County
Commission # 2436696
My Comm Expires Jan 31, 2027

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles )

On August 28, 2025 before me, Galina L. Rivina, Notary Public
(insert name and title of the officer)

personally appeared William Ready,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

GALINA L RIVINA
Notary Public - California
Los Angeles County
Commission # 2436696
My Comm. Expires Jan 31, 2027

Signature _____ **(Seal)**