This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202510715 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,535,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 8th day of September, 2025. BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Notary Public My Commission Expires: 6-27-26

WARRANTY DEED

THIS INDENTURE, made this 8th day of September 2025, among:

SANFORD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ROBERT M. WEISS AND SYLVIA B. WEISS, AS TRUSTEES OF THE ROBERT & SYLVIA WEISS LIVING TRUST DATED JUNE 19, 2019

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Byron Close, as shown on plat of record in Instrument No. 20131018-0108864, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sanford Properties, LLC, a Tennessee limited liability company by deed from Barlow Builders, LLC, a Tennessee limited liability company, dated July 15, 2016, of record in Instrument No. 20160718-0073598, Register's Office for Davidson County, Tennessee.

Being also known as 108 Ransom Avenue, Nashville, TN 37205.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

Karen Johnson Davidson County
Batch# 1323257 DEEDWARR
09/17/2025 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $5,679.50
20250917-0074055

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Sanford Properties, LLC, a Tennessee limited liability company

BY: _____
Michael Sanford, sole member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Michael Sanford, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Sanford Properties, LLC, the within named bargainor, a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him/herself as Member.

Witness my hand and official seal this 8 day of September 2025.

_____
Notary Public

My Commission Expires: 03-07-26

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Robert & Sylvia Weiss Living Trust dated June 19, 2019
Address: 108 Ransom Avenue
City, State, Zip: Nashville, TN 37205

Responsible Party For Taxes:

Name: Robert + Sylvia Weiss
Address: 108 Ransom Avenue
City, State, Zip: Nashville TN 37205

Tax ID: 104-10O-008.00

Tennessee Certification of Electronic Document

I, Blake Reynolds, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/8/25 (date of document).

Affiant Signature

9/16/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16th day of September, 2025.

Notary's Signature

JILL SWICEGOOD NOTARY SEAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 6/22/26