WARRANTY DEED

Karen Johnson Davidson County
Batch # 1327216 DEEDWARR
09/26/2025 09 56 42 AM 2 pgs
Fees $13 00 Taxes $9,990 00
20250926-0076833

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $2,700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 2025.

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tracey Perry
Notary Public

MY COMMISSION EXPIRES:
5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Sheila Roberts, Trustee of Sheila Roberts Revocable Trust dated October 7, 2024	Sheila Roberts, Trustee of Sheila Roberts Revocable Trust dated October 7, 2024	102-14-0-076 00
(NAME) 1220 Shiloh Drive	(NAME) 1220 Shiloh Drive	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Benjamin Caldwell Labry and Lynn Hodurski Labry, husband and wife, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Sheila Roberts, Trustee of Sheila Roberts Revocable Trust dated October 7, 2024 , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 112, Plan of Crest Meade, Section II, as shown on plat of record in Plat Book 2331, Pages 151 and 152, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Benjamin Caldwell Labry and Lynn Hodurski Labry, husband and wife by Warranty Deed from Emmett E. Forte and Margaret C. Forte, husband and wife of record in Instrument No. 20230626-0048106 Register's Office for Davidson County, Tennessee, dated June 22, 2023 and recorded on June 26, 2023.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 1220 Shiloh Drive, Nashville, TN 37205

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of September 2025.

Benjamin Caldwell Labry

Lynn Hodurski Labry

STATE OF TENNESSEE
COUNTY OF Williamson

On this 25th day of September 2025, before me personally appeared Benjamin Caldwell Labry and Lynn Hodurski Labry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of September 2025.

Notary Signature
My commission expires: 6-16-26

Courtney Snyder
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner