THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952141** Karen Johnson Davidson County Batch# 1330882 DEEDWARR 10/06/2025 02:16:30 PM 3 pgs Fees: $18.00 Taxes: $6,475.00 20251006-0079635	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,750,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2025. Notary Public My Commission Expires: 12.19.28 APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

Address New Owner: Regan Trainer and Neil Woodward 1912 Eastside Avenue Nashville TN 37206	Send Tax Bills To: First Bank 722 Columbia Ave Franklin, TN 37064	Tax Information: Tax Parcel ID No. 094 02 0 185.00

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, **T&M Development, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Regan Trainer and Neil Woodward, wife and husband**, ("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. 23 on the Plan of UNITED ELECTRIC RAILWAY COMPANY PLAN OF LOTS of record in Plat Book 161, Page 8, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to T & M Development LLC, a Tennessee limited liability company, by Quitclaim Deed from Mack Props, LLC, a Tennessee limited liability company, of record in Instrument No. 20220421-0046437 and also recorded in Instrument No. 20220421-0046450, in the Register's Office of Davidson County, Tennessee, dated April 21, 2022 and recorded on April 21, 2022. See Scrivener's Affidavit recorded in Instrument No. 20220428-0049237.

Being the same property conveyed to Mack Props, LLC, a Tennessee limited liability company, by Warranty Deed from 508 Investors, LLC, of record in Instrument No. 20220406-0039919, in the Register's Office of Davidson County, Tennessee, dated March 22, 2022 and recorded on April 06, 2022.

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 UNITED ELECTRIC RAILWAY COMPANY PLAN OF LOTS, as recorded in Plat Book 161, Page(s) 8.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20231009-0079334 and 20240724-0056065.

This is improved property located at 1912 Eastside Avenue Nashville TN 37206

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 30th day of September, 2025.

T&M Development, LLC.

By: Ryan Dieck, Authorized Agent
Ryan Dieck, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Ryan Dieck, 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 Authorized Agent (or other officer authorized to execute the instrument) of T&M Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent.

Witness my hand and official seal, at office in Nashville, Tennessee, this 30th day of September, 2025.

Notary Public

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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 30, 2025.

Affiant Signature

6th day of October, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028