WARRANTY DEED

Karen Johnson Davidson County
Batch# 1335328 DEEDWARR
10/17/2025 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $12,950.00
20251017-0082837

File No. EM-25-11165

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
The 2007 CB Irrevocable Trust dated June 21, 2007	Summit Financial	
(NAME) 4402 Soper Avenue	(NAME) 411 Banneville Ave Suite 411	132-09-0-087.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) Las Vegas, NV 89101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Ed Nash and Nicola Patience Nash, husband and wife** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The 2007 CB Irrevocable Trust dated June 21, 2007**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the South 141 feet of Lot No. 13 on the Map of the Re-Subdivision of certain Lots in Oak Hill Subdivision No. 1, of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee.

Said part of Lot fronts 141 feet on the Easterly side of Soper Avenue and runs back between parallel lines, along the Northerly line of Lot No. 39, 142.5 feet (erroneously referred to as Lot 3 in prior conveyance), to the West line of Lot No. 14, together with a 15 foot easement for a water main on the Westerly 15 feet of the Northerly 144 feet of Lot No. 13, as retained in the deed from Georgia L. Coles and husband, J. T. Coles, Jr., to Carl J. Batson and wife, of record in Book 1422, Page 522, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ed Nash and Nicola Patience Nash, husband and wife by Warranty Deed from Terrance J. Bruggeman, Trustee of the Terrance J. Bruggeman Family Trust Dated July 29, 1998 and Dianne Dyer, Trustee of the Dianne Dyer Trust Dated June 4, 2002 of record in Instrument No. 20220719-0082637, Register's Office for Davidson County, Tennessee, dated July 18, 2022 and recorded on July 19, 2022.

This is property more commonly known as 4402 Soper Avenue, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein

set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 14th day of October, 2025.

Ed Nash

Nicola Patience Nash

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of October, 2025, before me personally appeared Ed Nash and Nicola Patience Nash, 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 14th day of October, 2025.

Notary Signature
My commission expires: 10/10/26



Certificate of Authenticity

I, Emily Manno, 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 **10/14/25**.

Date

Affiant Signature

10/14/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14** day of **October**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

