Karen Johnson Davidson County
Batch# 1337297 DEEDWARRSP
10/22/2025 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $13,788.05
20251022-0084288

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
909 Oak Valley Nominee Trust 909 Oak Valley Lane Nashville, TN 37220	909 Oak Valley Nominee Trust 909 Oak Valley Lane Nashville, TN 37220	146 01 0 011.00

FOR AND IN CONSIDERATION OF the sum of ONE AND NO/100 DOLLARS ($1.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, JUDITH KITTREDGE BRACKEN, TRUSTEE OF THE RJB COMMUNITY PROPERTY TRUST (the "Grantor") has bargained and sold, and hereby transfers and conveys, to MICHAEL D. SONTAG, TRUSTEE OF THE 909 OAK VALLEY NOMINEE TRUST (the "Grantee") his successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my interest as trustee in that certain real property in Davison County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Oak Hill Valley of record in Plat Book 1835, Pages 15 and 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 12 fronts 190 feet on the Southerly side of Oak Valley Lane and runs back between parallel lines 235 feet to the center of Old Kirkman Road.

Being the same property conveyed by deed of record as Instrument #20230905-0069520, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to taxes for the year 2025 and thereafter and any and all matters of record in the Register's Office for Davidson County, Tennessee affecting said property.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

Grantor covenants and binds herself and her heirs to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor, as Trustee (excluding claims arising out of the matters set forth above, but no further or otherwise.

Being property known as 909 Oak Valley Lane, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 13th day of October, 2025

Judith K. Bracken
JUDITH KITTREDGE BRACKEN
TRUSTEE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Judith Kittredge Bracken, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of October, 2025.

Rugenia Hines
Notary Public

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 3, 2027

My Commission Expires:
5-3-2027

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of property transferred (whichever is greater) is $3,726,500.

Affiant

Sworn to and subscribed before me this 13th day of October, 2025.

Rugenia Hines
Notary Public

My Commission Expires:
5-3-2027

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 3, 2027

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Oct 13, 2025 (date of document).

Affiant Signature

10/22/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of October, 2025.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

EMERALD S. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

202510220084288