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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250852012** Karen Johnson Davidson County Batch # 1338244 DEEDWARR 10/24/2025 01 35 04 PM 2 pgs Fees $13 00 Taxes $22,327 65 20251024-0084808	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is· $6,034,500.00 Affiant Subscribed and sworn to before me, this 22nd day of October, 2025. Notary Public My Commission Expires· 7/6/24 LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Niemann Family Trust 4530 Everett Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information Tax Parcel ID No 130 16 0 065.00

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, **Scott Allan Cole, a married man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Joseph Niemann and Angelica Souto Niemann, Trustees of the Niemann Family Trust, dated May 15, 2020, and any amendments thereto** ("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, State of Tennessee, being Lot No. 1 on the PLAN OF HOLMES JOHNSTON'S SUBDIVISION OF TRACT 9, TYNE MEADE, as of record in Plat Book 3842, Page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Scott Allan Cole, a married man, by Warranty Deed from William A. Blue, Jr. and wife, Frances Estes Likis as tenants by the entirety (not tenants in common), of record in Instrument No. 20231031-0084896, in the Register's Office of Davidson County, Tennessee, dated October 30, 2023, and recorded on October 31, 2023.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights threin.

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.

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 PLAN OF HOLMES JOHNSTON'S SUBDIVISION OF TRACT 9, TYNE MEADE, as recorded in Plat Book 3842, Page(s) 44.

This is improved property located at 4530 Everett Drive Nashville TN 37215

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 21st day of October, 2025

Scott Allan Cole

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 21st day of October, 2025

Notary Public
My Commission Expires. _____

CHAD I PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028