THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952271** Karen Johnson Davidson County Batch # 1341500 DEEDWARR 11/03/2025 10 25 48 AM 2 pgs Fees $13 00 Taxes $13,357 00 20251103-0087245	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,610,000 00 Affiant Subscribed and sworn to before me, this 31st day of October, 2025 Notary Public My Commission Expires ELIZABETH YERGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address New Owner: Patrick M. Whelan and Diana B Whelan 118 Brookfield Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-08-0-114.00

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, **Joan Whitney Payson and Christopher Porter Fraker, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Patrick M. Whelan and Diana B. Whelan, husband and wife**, ("Grantees"), their 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(s) 8, Block "E" as shown on the map entitled 2nd Revised Plan Highlands of Belle Meade No 2, Blocks E, F, G, H & K, of record in Plat Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOAN WHITNEY PAYSON and CHRISTOPHER PORTER FRAKER, WIFE AND HUSBAND, by deed from JOSHUA D. TRAVIS AND WIFE, ASHLEY H. TRAVIS, of record in Instrument No. 20221018-0113678, dated October 17, 2022, said Register's Office

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 129-08-0-114.00.

Matters shown on the Plan of record in Plat Book 1130, pages 71 and 72, said Register's Office.

This is improved property located at 118 Brookfield Avenue Nashville TN 37205

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 31st day of October, 2025

Joan Whitney Payson

Christopher Porter Fraker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joan Whitney Payson and Christopher Porter Fraker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2025

Notary Public

WILLIAM T CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE 540
NASHVILLE, TN 37203