THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250852002** Karen Johnson Batch # 1341550 11/03/2025 11 19 04 AM Fees $13 00 Taxes $6,845 00 20251103-0087321 Davidson County DEEDWARR 2 pgs	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $1,850,000.00. Affiant Subscribed and sworn to before me, this 31st day of October, 2025. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: RSRM LLC 4121 Hillsboro Road, #300 Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145 06 0 003.00

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, **Charles A. Howell, IV. and Margaret Goza Howell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RSRM LLC, a Tennessee limited liability company** ("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. 11 on the Plan of LAUREL RIDGE, SECTION 2, of record in Plat Book 3600, Page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 228.8 feet on the Northerly side of Fredricksburg Drive, and extends back 462 feet on the Easterly line and 316.8 feet on the Westerly line to a dead line, measuring 251.2 feet thereon, containing 1.70 acres, more or less.

Being the same property conveyed to Charles A. Howell, IV and wife, Margaret Goza Howell, by Warranty Deed from Harry J. Bandy and wife, Mae D. Bandy of record in Book 9003, Page 565, in the Register's Office of Davidson County, Tennessee, dated July 1, 1993 and recorded on July 2, 1993.

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 LAUREL RIDGE SECTION TWO, as recorded in Plat Book 3600, Page(s) 8.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 5871 Fredericksburg 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 31st day of October, 2025.

Charles A. Howell, IV.

Margaret Goza Howell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles A. Howell, IV. and Margaret Goza Howell, 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

My Commission Expires: 5/8/2028

