THIS INSTRUMENT PREPARED BY:
Sara O. Thomas, Esq.
August Law, PLLC
321 Billingsly Ct., Suite 23
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1343042 DEEDWARR
11/07/2025 02:49:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251107-0089023

Address New Owner:
Johan Van Jaarsveld and Naira Baregamian,
Trustees of the Gryphon Trust Dated October 29, 2025
3503 Echo Hill Road
Nashville, TN 37215

Send Tax Bills To:
Johan Van Jaarsveld and Naira Baregamian,
Trustees of the Gryphon Trust Dated October 29, 2025
3503 Echo Hill Road
Nashville, TN 37215

Tax Map - Parcel Number 117-10-1.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, Johan Van Jaarsveld and Naira Baregamian, husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Johan Van Jaarsveld and Naira Baregamian as Trustees of the Gryphon Trust dated October 29, 2025 hereinafter called the GRANTEES, their heirs and/or assigns, a certain parcel of real estate situated in Williamson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 9, Block 6, on the Plan of Woodmont Estates, as of record in Plat Book 974, Page 29, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Walter R. Green, Jr. and wife, Deborah E. Green by Warranty Deed from Victor H. Rumore and wife, Della C. Rumore, in the amount of $228,000.00, dated December 27, 1996, of record in Book 10306,

Page 678, Register's Office for Davidson County, Tennessee. Deborah E. Green is deceased.

This being the same property conveyed to Johan Van Jaarsveld and Naira Baregamian, husband and wife, by Warranty Deed from Walter R. Green, Jr., widower, of record in Record Book 20141121, Page 0107526, dated November 20, 2014 and recorded on November 21, 2014 in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 3503 Echo Hill Road, Nashville, TN 37215.

The properly conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

Taxes for the current year, which, if not paid, have been assumed by GRANTEES.

County and city taxes for the current year and subsequent years, a lien not yet ascertainable, due or payable tax.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and/or assigns forever.

GRANTORS COVENANT with the said GRANTEES that they 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 they do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and/or 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.

NOTICE

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION OBTAINED FROM THE PARTIES AND GRANTORS' PREVIOUS DEED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY THEREOF, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS SHE RENDERED A TITLE OPINION OF ANY KIND AND THE PREPARER MAKES NO WARRANTY OR

REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY AND THAT A SURVEY, TITLE EXAMINATION AND TITLE INSURANCE HAVE NOT BEEN OBTAINED.

THE PARTIES HAVE BEEN INFORMED THAT A MORE CURRENT TITLE EXAMINATION AND SURVEY COULD PROVIDE RELEVANT INFORMATION AS TO THE QUALITY OF THE TITLE CONVEYED, AND ANY OTHER CLAIMS, LIENS OR ENCUMBRANCES AFFECTING TITLE.

WITNESS this the 29 day of October, 2025.

GRANTORS:

Johan Van Jaarsveld

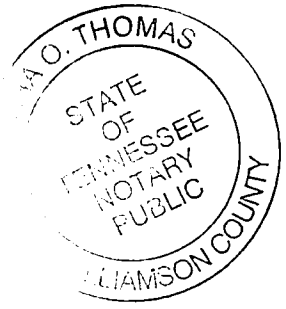
Naira Baregamian

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Johan Van Jaarsveld and Naira Baregamian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom I have acknowledged as executing the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 29th day of October, 2025.

Sara O. Thomas, NOTARY PUBLIC
My Commission Expires: September 28, 2026



OATH OF VALUE

As a transfer by a transferor of real estate to a revocable living trust created by the same transferor, this instrument is exempt from tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) and likewise the valuation oath is unnecessary pursuant to T.C.A. § 67-4-409(a)(1)(E).

CERTIFICATE OF AUTHENTICITY

I, Sara O. Thomas, Attorney at Law, 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 October 29, 2025.

Sara O. Thomas
Attorney at Law

November 5, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Sara O. Thomas, Attorney at Law, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 5th day of November, 2025.

VANESSA ZEPEDA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 07/25/2026