THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152738** Karen Johnson Davidson County Batch # 1350704 DEEDWARR 11/25/2025 11 22 32 AM 2 pgs Fees $13 00 Taxes $17,575 00 20251125-0094034	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $4,750,000.00. Affiant Subscribed and sworn to before me, this 24th day of November, 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: The Terri D. Lyon 2023 Child's Trust 923 Westview Avenue Nashville TN 37205	Send Tax Bills To. New Owner	Tax Information: Tax Parcel ID No. 130 10 0 099.00

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, **Andrew Wilkins, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Terri D. Lyon 2023 Child's Trust**, ("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. 77 on the Plan of NEW GOLF CLUB SUBDIVISION, of record in Plat Book 421, Page 104, in the Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew Wilkins, unmarried, by Warranty Deed from William T. Chapman, IV, Trustee of the 923 Westview Avenue Trust, dated April 24, 2020, of record in Instrument No. 20250902-0069891, in the Register's Office of Davidson County, Tennessee, dated August 29, 2025 and recorded on September 02, 2025.

Being the same property conveyed to William T. Chapman, IV, Trustee of the 923 Westview Avenue Trust, dated April 24, 2020, by Warranty Deed from George N. Spiva and Michelle L. Spiva, husband and wife, of record in Instrument No. 20200624-0068168, in the Register's Office of Davidson County, Tennessee, dated May 22, 2020, and recorded on June 24, 2020.

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.

County of Davidson taxes for the year 2026 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2026 and thereafter, for tax parcel identification number 130 10 0 099 00, not yet due and payable.

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 NEW GOLF CLUB SUBDIVISION, as recorded in Plat Book 421, Page(s) 104 and Revised in Plat Book 421, Page 185.

Easement for Sanitary Sewer, recorded in Book 5787, Page 440.

Inspection and Maintenance Agreement for Permanent Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20151123-0118724.

This is improved property located at 923 Westview 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 20th day of November, 2025.

Andrew Wilkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Wilkins, 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 20th day of November, 2025.

Notary Public My Commission Expires Nov. 8, 2028
My Commission Expires: _____

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/8/2028