(2)

Karen Johnson
Batch # 1353164
12/03/2025 11 24 42 AM
Fees $28 00 Taxes $4,810 00

Davidson County
DEEDWARR
5 pgs

20251203-0095864

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000 00 Jenny H Wilson Affiant Subscribed and sworn to before me on November 25, 2025 Hillary Torrence NOTARY PUBLIC MY COMMISSION EXPIRES 12/17/2028

File No 2025-0395

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S)	SEND TAX BILL(S) TO	MAP - PARCEL NO
Will Coble 7620 Old Charlotte Pike Nashville, TN 37209	New Owner	114-00-0-266 00

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RONALD WATSON FULLER, A MARRIED MAN, AND SANDRA FAYE MABRY, AS SURVIVING TRUSTEE OF THE MABRY FAMILY TRUST, DATED JANUARY 10, 2012**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **WILL COBLE, AN UNMARRIED MAN**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouse, or the Grantors' dependent(s).

The conveyance of the above-described parcel of land is subject to the following

1 The current year's property taxes have been prorated and paid or are assumed by Grantee, Subsequent taxes are assumed by the Grantee, including rollback taxes, if any
2 Easements, setback lines, and all other matters as set forth on the above plan of record
3 Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises

This is Improved property known as 7568 Old Charlotte Pike, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and 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

WITNESS our hands on November 25, 2025

Grantor:

Ronald Watson Fuller

Ronald Watson Fuller

Mabry Family Trust, dated January 10, 2012

By: Sandra Faye Mabry
Name: Sandra Faye Mabry
Title: Surviving Trustee

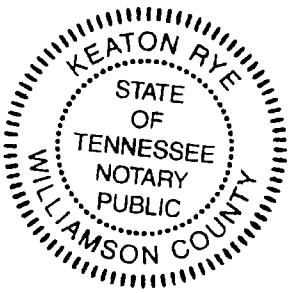
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Ronald Watson Fuller, the within named bargainor, 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 25th day of November, 2025

Notary Public

My Commission expires My commission expires May 30, 2029



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Sandra Faye Mabry, as Surviving Trustee of the Mabry Family Trust, dated January 10, 2012, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand, at office, this 25th day of November, 2025

Notary Public

My Commission expires My commission expires May 30, 2029



EXHIBIT "A"
LEGAL DESCRIPTION

Being a tract of land in Davidson County, Tennessee, being in the city of Nashville, and located on the north side of Old Charlotte Pike and west of Gower Road, belonging to Ronald Watson Fuller and Kenneth Rylonds Mabry, as evidenced in Deed Book 4812, Page 937 and Deed Book 11578, Page 287, in the Register's Office of Davidson County, Tennessee (RODCT), and being more particularly described as follows

To find the true point of BEGINNING, start at the intersection of the west margin of Gower Road and the north margin of Old Charlotte Pike and go westerly 2,160 feet more or less to an iron pin, and said iron pin being located at State Plane Coordinates North 651,676 64 and East 1,690,898 23, and said iron pin being the southeast corner of property belonging to Tammy R. Fuller and Sugar Magnolia Zydel, as evidenced in Instrument Number 20200722-0080667, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being the southwest corner of the property herein described, and said iron pin being the BEGINNING, thence,

1 With the east line of said Fuller property, and with the west line of the property herein described, North 25 degrees 25 minutes 39 seconds West a distance of 417 10 feet to an iron pin, thence,

2. Continuing with the east line of said Fuller property, and with the west line of the property herein described, North 12 degrees 54 minutes 34 seconds West a distance of 20 00 feet to an iron pin, thence,

3. Continuing with the east line of said Fuller property, and with the west line of the property herein described, North 12 degrees 54 minutes 26 seconds West a distance of 844 58 feet to an iron pin, said iron pin being the northeast corner of said Fuller property and said iron pin being an interior corner of the property herein described, thence,

4. With the north line of said Fuller property, and with a south line of the property herein described, South 79 degrees 04 minutes 39 seconds West a distance of 459.94 feet to an iron pin, said iron pin being the northwest corner of said Fuller property, and said iron pin being on the east line of property belonging to George William Coble, III, as evidenced in Instrument Number 20190923-0096270, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being an interior corner of the property herein described, thence,

5. With the east line of said Coble property, and with the west line of the property herein described, North 12 degrees 49 minutes 14 seconds West a distance of 1984.38 feet to an iron pin, said iron pin being the northeast corner of Roderick Douglas Thurley and wife, Dawn Janene Thurley, as evidenced in Instrument Number 20030127-0011193, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being on the south line of property belonging to Austin B. Pennington, as evidenced in Instrument Number 20210604-0075133, in the Register's Office of Davidson County, Tennessee (RODCT), said iron pin being the northernmost point of said Coble property, and said iron pin being the northwest corner of the property herein described, thence,

6 With the south line of said Pennington property, and with the north line of the property herein described, South 78 degrees 36 minutes 16 seconds East a distance of 473 58 feet to an iron pin, said iron pin being the southwest corner of property belonging to Kelly Ryan Reagan, as evidenced in Instrument Number 20250114-0002857, in the Register's Office of Davidson County, Tennessee (RODCT), said iron pin being the northwest corner of property belonging to Hugh D Johnson, Jr., as evidenced in Deed Book 11110, Page 923, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being the southeast corner of said Pennington property, and said iron pin being an interior corner of the property herein described, thence,

7 With the west line of said Johnson Jr property, and with the east line of the property herein described, South 25 degrees 11 minutes 51 seconds East a distance of 380 56 feet to an iron pin, thence,

8 Continuing with the west line of said Johnson Jr. property, and with the east line of the property herein described, South 41 degrees 53 minutes 37 seconds East, passing an iron pin at the westernmost point of property belonging to Ron McClure, as evidenced in Instrument Number 20090421-0036258, in the Register's Office of Davidson County, Tennessee (RODCT), a total distance of 676 08 feet to an iron pin, thence,

9. With the west line of said McClure property and with the east line of the property herein described, South 58 degrees 13 minutes 20 seconds East a distance of 192 94 feet to an iron pin, said iron pin being the southernmost corner of said McClure property, and said iron pin being the westernmost corner of property belonging to James B Mangrum and wife, Patricia A Mangrum as evidenced in Deed Book 6162, Page 702, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being the northwest corner property, belonging to Tara Russell, as evidenced in Instrument Number 20230120-0004753, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being the northeast corner of the property herein described, thence,

10 With the west line of said Russell property, and with the east line of the property herein described, South 15 degrees 31 minutes 22 seconds East a distance of 1,159.38 feet to an iron pin, said iron pin being an interior corner of said Russell property, said iron pin being the northwest corner of property belonging to Belinda E. Nelson and Edward F. Nelson, as evidenced in Instrument Number 20131203-0123174, in the Register's Office of Davidson County, Tennessee (RODCT), thence,

11 With the west line of said Nelson property, and with the east line of the property herein described, South 15 degrees 31 minutes 22 seconds East a distance of 808 67 feet to a fence post, said fence post being the southwest corner of said Nelson property, and said fence post being on the north margin of Old Charlotte Pike, and said fence post being the southeast corner of the property herein described, thence,

12. With the north margin of Old Charlotte Pike, and with the south line of the property herein described, South 75 degrees 44 minutes 30 seconds West a distance of 520 29 feet to an iron pin, said iron pin being the BEGINNING containing 49 6082 acres or 2,160,933 square feet more or less, according to a survey by Jesse E. Walker, TN RLS# 1486, dated November 11, 2025

Being a portion of the same property conveyed to RONALD WATSON FULLER AND KENNETH RYLONDS MABRY, by deed from ALMA HUDSON PEDIGO, of record in Book 4812, page 937, dated April 9, 1974, said Register's Office For further reference, see deed of record in Book 11578, page 287, said Register's Office

KENNETH RYLONDS MABRY died testate on or about April 12, 2019, devising his interest in said property to SANDRA FAYE MABRY, AS SURVIVING TRUSTEE OF THE MABRY FAMILY TRUST, DATED JANUARY 10, 2012, by will of record in Docket No 20P767, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division See Certification of Trust of record in Instrument No. 20251203-0095863, said Register's Office