BOX 10-A

WARRANTY DEED

Karen Johnson — Davidson County
Batch # 1355371 — DEEDWARR
12/08/2025 02 26 42 PM — 2 pgs
Fees $13 00 Taxes $17,575 00

20251208-0097600

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 4 DAY OF Dec, 2025

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

D DYLAN POTTER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 10-22-2029

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Brewer Family Trust dated 3/211/2011	Same as Owner	
(NAME)	(NAME)	
4516 Shys Hill Rd		131 11 0 091 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **J. GREG HARDEMAN, TRUSTEE OF THE RIVER ROAD TRUST DATED MARCH 1, 2022**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **ROBERT F. BREWER AND LISA J. BREWER, CO-TRUSTEES OF THE BREWER FAMILY TRUST U/A/D MARCH 21, 2011**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No. 61B on the Plan of Final Plat SEVEN HILLS SUBDIVISION - SECTION 1, A RE-SUBDIVISION OF LOT NO. 61 of record in Plat at Instrument No. 20061016-0127925, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to River Road Trust dated March 1, 2022, by Warranty Deed from Brian D. Shore and wife, Rachel W. Shore, of record in Instrument No. 20240717-0053740, in the Register's Office of Davidson County, Tennessee, dated July 15, 2024 and recorded on July 17, 2024.

Being the same property conveyed to Brian D. Shore and wife, Rachel W. Shore, by Warranty Deed from Anthony E. Ewing, an unmarried man, of record in Instrument No. 20210416-0050951, in the Register's Office of Davidson County, Tennessee, dated April 08, 2021 and recorded on April 16, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved / unimproved x property, known as 4516 Shys Hill Rd, Nashville, TN 37215
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 4 day of December, 20 25

THE RIVER ROAD TRUST DATED MARCH 1, 2022

BY _____, Trustee
J GREG HARDEMAN, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared J Greg Hardeman, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Trustee of The River Road Trust Dated March 1, 2022, the within named bargainor, a trust, and that he as Trustee being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as Trustee of The River Road Trust Dated March 1 2022.

Witness my hand and official seal this 4th day of December, 20 25

Commission expires

D DYLAN POTTER
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 10-22-2025

_____
Notary Public