Karen Johnson Davidson County
Batch# 1355733 DEEDWARR
12/09/2025 09:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251209-0097771

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409 *et sq.* _____, Affiant Sworn to and subscribed before me this December 3, 2025. _____ Comm Exp: Notary Public

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
T. MICHAEL LEE and ROBIN P. LEE, Trustees		
T. MICHAEL LEE AND ROBIN P. LEE LIVING TRUST dated November 24, 2025	SAME AS NEW OWNER	088-00-0-047.00
7426 Lakeview Dr.		
Nashville, Tennessee 37209		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, T. MICHAEL LEE and wife, ROBIN RENEE PEARCE LEE, (Grantors), do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to T. MICHAEL LEE and ROBIN P. LEE, Trustees of the T. MICHAEL LEE AND ROBIN P. LEE LIVING TRUST dated December 3, 2025 (Grantees), and any amendments thereto, being more particularly described as follows:

BEGINNING at an iron pin in the northerly right of way of Lakeview Drive, being the s.w. corner of the Hugh F. Vance property; thence s. 51 deg. 33 min 25 sec. W. 53.67 feet to an iron pin; thence N. 44 deg. 10 min. 16 sec.w. 863.07 ft. to an iron pin; thence N. 77 deg. 42 min. 38 sec. W 460.00ft. to an iron pin; thence N. 49 deg. 29 min. 17 sec. W. 627.21 ft. to a 36 inch Oak in the southerly boundary line of the Hofstetter property; thence N. 57 deg. 58 min. 58 sec. E. 130.06 ft. to a 36 inch Oak; thence N. 77 deg. 46 min. 35 sec. E. 102.18 ft. to a fence post; thence N. 74 deg. 45 min. 06 sec. E 143.28 ft. to a 24 inch Oak; thence N. 60 deg. 51 min. 49 sec. E. 178.76 ft. to a 36 Oak, being the N.W. corner of the Treva Collins property; thence s. 34 deg. 14 min. 48 sec. E. 194.66 ft. to an iron pin; thence S. 15 deg. 46 min. 42 sec. W. 16.40 ft. to an iron pin; thence S. 59deg. 52 min. 17 sec. E. 340.84 ft. to a fence post; thence S. 66 deg. 10 min. 36 sec. E. 97.90 ft. to an iron pin; thence s. 39 deg. 36 min. 52 sec.E. 31.44 ft. to an iron pin; thence s. 65 deg. 16 min. 49 sec. E. 98.97 ft. to a fence post; thence s. 73 deg. 24 min. 32 sec. E. 93.63 ft. to an ironpin; thence s. 59 deg. 48 min. 30 sec. E. 99.76 ft. to an iron pin, being

the northeast corner of the Vance property and the northwest corner of the Harold Allen Collins property; thence s. 44 deg. 16 min. 14 sec. W. 324.71 ft. to an iron pin; thence s. 45 deg. 42 min. 56 sec. E. 536.85 ft. to an iron pin; thence S. 38 deg. 00 min 30 sec. E. 214.70 ft. to the point of beginning, containing 11.28 acres more or less according to a survey of Robert Lee spears and Company, Tennessee Reg. #126, dated June 10, 1993.

Being the same property conveyed to T. MICHAEL LEE and wife, ROBIN RENEE PEARCE LEE, from ROBERT GRADY PEARCE, by Warranty Deed of record in Book 9013, Page 62, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The legal description is taken from the prior deed of record.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

The property is known as 7426 Lakeview Dr., Nashville, TN 37209.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on December 3, 2025.

T. MICHAEL LEE

ROBIN RENEE PEARCE LEE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named T. MICHAEL LEE and ROBIN RENEE PEARCE LEE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this December 3, 2025.

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 December 3, 2025

12/3/25

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 3rd day of December, 2025.

Notary Public

My Commission Expires:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028