Karen Johnson
Batch # 1358055
12/15/2025 10:23:33 AM
Fees: $18.00 Taxes: $9,250.00
Davidson County
DEEDWARR
3 pgs
20251215-0099439

BOX 10-A

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 372[illegible] FTEC File No. 38740	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00. Affiant Subscribed and sworn to before me this 12th day of December, 2025. Notary Public My Commission Expires:

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Vintage Place Homes, LLC PO Box 1343 Brentwood, TN 37024	New Owner	Map and Parcel No.: 14505003200

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, William M. Akers, unmarried and Walton C. Akers, unmarried ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Vintage Place Homes, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1229 Vintage Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 12th day of December, 2025.

GRANTOR:

William M. Akers

Walton C. Akers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William M. Akers and Walton C. Akers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of December, 2025.

Notary Public
My Commission Expires: 3/8/28

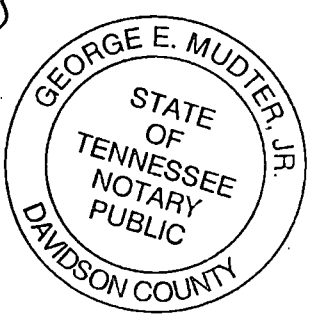


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Vintage Place, of record in Book 4460, page 148, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Together with a nonexclusive easement for access to the property described as follows:

Beginning at a point in the southerly right of way of Vintage Place, having a 50 foot right of way width, said point being west along said right of way 10 feet, more or less, from an iron pin in the northwesterly corner of Lot 14 and the northeasterly corner of Lot 17, thence proceeding 10 feet west of and parallel to the common property line of Lots 14 and 17 to the point where the line intersects the common line of Lots 16 and 17, thence northeast with said common line to a point, common corner to Lots 14, 16 and 17, thence southeast with the common line of Lots 16 and 14 to a point 80 feet northwest of the concrete monument marking the common northeast corner of Lots 15 and 16, thence traversing Lot 14 to a point 40 feet east of the common line of Lots 14 and 17, thence parallel to and 40 feet east of the common line between Lots 14 and 17 a distance of 145 feet to a point of in the southerly right of way line of Vintage Place, thence with the southerly right of way of Vintage Place a distance of 50 feet, more or less, to the point of beginning, all as shown on the plat of record.

Being the same property conveyed to William M. Akers and wife, Walton C. Akers by deed dated August 17, 2001 from Robert D. MacMillan and wife, Madeline MacMillan appearing as Instrument No. 20010820-0089436, said Register's Office. The parties having since divorced by Final Decree Of Divorce filed June 3, 2025 in the Third Circuit Court Of Davidson County Tennessee.

This conveyance is made subject to the matters set forth below:

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
2. 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.
3. State and County taxes for the year 2026, a lien, but not yet due and payable. Map and Parcel No. 14505003200.
4. All matters appearing on the Plan of record as Plat Book 4460, Page 148, Register's Office for Davidson County, Tennessee.
5. Easement for Driveway and utilities as described in Book 4752, Page 485 and as shown on Plat of record in Plat Book 4460, Page 148, Register's Office for Davidson County, Tennessee.
6. Restrictive Covenants contained in an instrument of record in Book 4704, Page 991, Register's Office for Davidson County, Tennessee.