This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202511009 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$800,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 30th day of December, 2025. Notary Public My Commission Expires: 3/9/27

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 30th day of December, 2025, among:

CHRISTOPHER D BRODBINE, EXECUTOR OF THE ESTATE OF ANNE L. BRODBINE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NASHVILLE METRO HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

its successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Karen Johnson Davidson County
Batch# 1364172 DEEDWARR
12/31/2025 12:10:30 PM 4 pgs
Fees: $23.00 Taxes: $2,960.00
20251231-0104523

Land in Davidson County, Tennessee, being Lot No. 2 and the Easterly 2 feet of Lot No. 1 of Block "G" on the Map of Cherokee Park, as of record in Book 547, pages 169 & 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 and part of Lot No. 1 front together with 62 feet on the northerly side of Lauderdale Road, and runs back 114.50 feet on the easterly line 112.42 feet on the westerly line to a dead line and measures 74 feet thereon.

Being the same property conveyed to Michael P. Brodbine and wife, Anne Brodbine by deed from Robert A. Branch and wife, Joan M. Branch, dated October 11, 1985, of record in Book 6686, page 899, Register's Office for Davidson County, Tennessee. The said Michael P. Brodbine having since died on August 24, 2009, leaving Anne Brodbine as surviving tenant by the entirety. The said Anne Brodbine having since died testate on April 4, 2025 and pursuant to the Last Will and Testament of Anne L. Brodbine of record in Docket No. 25P1282, Davidson County, Tennessee Probate Court Clerk's Office and of record in Instrument No. 20250711-0054579, Register's Office for Davidson County, Tennessee, the subject property was devised to Christopher D. Brodbine, Andrew J. Brodbine and Victoria M. Brodbine.

Being also known as 303 Lauderdale Road, Nashville, TN 37205.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Christopher D Brodbine, Executor of the Estate of Anne L. Brodbine

BY: _____

Christopher D Brodbine, Executor

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Christopher D Brodbine, Executor of the Estate of Anne L. Brodbine, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of December, 2025.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Nashville Metro Holdings, LLC
Address: 303 Lauderdale Road
City, State, Zip: Nashville, TN 37205

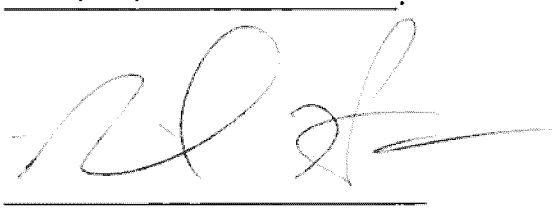
Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 303 Lauderdale Road
City, State, Zip: Nashville, TN 37205

Tax ID: 103-12-094.00

Certificate of Authenticity

I, Nick Harris, 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 12/30/25.



Affiant Signature

12/30/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of December, 2025.



Notary's Signature

My Commission Expires: 3/9/27

Date

