Karen Johnson Davidson County
Batch# 1366729 DEEDWARR
01/07/2026 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $27,565.00
20260107-0001236

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251152767

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $7,450,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of January, 2026.

Notary Public
My Commission Expires: 10/4/27

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The Stanford Equitable Revocable Trust, dated December 30, 2025 5608 S. Stanford Court Nashville, TN 37215	New Owner	Tax Parcel ID No. 145-01-0-012.00 & 145-01-0-011.00

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, **Joanne W. Banks, Trustee of the Joanne W. Banks Family Revocable Trust, dated June 4, 2007 and amended and restated on December 13, 2024** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Stanford Equitable Revocable Trust, dated December 30, 2025** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

5608 S. Stanford Ct.:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of SECTION 2 WESTWOOD, as of record in Plat Book 4675, Page 53, Register's Office for Davidson County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joanne Wilt Banks, Married, by Warranty Deed from Roy O. Elam, III and wife, Carol C. Elam, of record in Instrument No. 20000523-0051564, in the Register's Office of Davidson County, Tennessee, dated May 19, 2000, and recorded on May 23, 2000.

Being the same property conveyed to Joanne W. Banks, Trustee of the Joanne W. Banks Family Revocable Trust established on June 4, 2007, her successors and assigns, by Quit Claim Deed from Joanne Wilt Banks (a/k/a Joanne W. Banks), of record in Instrument No. 20070615-0071703, in the Register's Office of Davidson County, Tennessee, dated June 04, 2007, and recorded on June 15, 2007.

5612 S. Stanford Ct.:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of RESUBDIVISION WESTWOOD, SECTION 2 of record in Plat at Instrument No. 20050125-0008856, 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 Joanne W. Banks, Trustee of The Joanne W. Banks Family Revocable Trust Dated June 4, 2007, by Warranty Deed from William G. Coke and Florence F. Coke, Husband and Wife, of record in Instrument No. 20220603-0064306, in the Register's Office of Davidson County, Tennessee, dated May 27, 2022, and recorded on June 03, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann Sec. 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION WESTWOOD, SECTION 2, as recorded in Plat Book Instrument No. 20050125-0008856, Page(s) Book 4675, Page 53.

Easement recorded in Book 4922, Page 32.

Easement recorded in Book 6489, Page 443.

Easement recorded in Book 4782, Page 279.

Easement recorded in Book 4845, Page 131.

Easement recorded in Book 6740, Page 967.

This is improved property located at 5608 & 5612 Stanford Court, Nashville, TN 37215.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 23rd day of December, 2025.

Joanne W. Banks Family Revocable Trust

Joanne W. Banks

Joanne W. Banks, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joanne W. Banks, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Joanne W. Banks Revocable Trust, dated June 4, 2007 and amended and restated on December 13, 2024 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 23rd day of December, 2025.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

True Copy Certification

I, **Jodi Jackson,** 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 this the 23 day of ~~January~~ December, 2025.

Affiant Signature

Date 1/2/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of January, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027