THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152796**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me, this 2nd day of January, 2026. Notary Public My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Karen Johnson Davidson County
Batch # 1367570 DEEDWARR
01/08/2026 11:29:44 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20260108-0001760

WARRANTY DEED

Address New Owner: Louis McFarland Hoyt and Evelyn Franklin Hoyt 561 Summit Oaks Court Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128 16 0B 064.00

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, **Pendleton Square Trust Company, Inc., a Tennessee Corporation, Trustee of The Fundamental Trust dated May 23 2002** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Louis McFarland Hoyt and Evelyn Franklin Hoyt, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 64, PHASE FOUR, SUMMIT OAKS, A PLANNED UNIT DEVELOPMENT, of record as Instrument No. 20060417-0043459, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pendleton Square Trust Company, LLC, Successor Trustee of The Fundamental Trust, dated May 23, 2002, by Trustee's Quit Claim Deed from Truist Delaware Trust Company (successor by merger to Suntrust Delaware Trust Company), Trustee of The Fundamental Trust, dated May 23, 2002, of record in Instrument No. 20230110-0002011, in the Register's Office of Davidson County, Tennessee, dated January 06, 2023 and recorded on January 10, 2023. Pendleton Square Trust Company, LLC is n/k/a Pendleton Square Trust Company, Inc.

Being the same property conveyed to Suntrust Delaware Trust Company, Trustee Of The Fundamental Trust Dated May 23, 2002, Modified June 14, 2005, by Warranty Deed from Gabe Feltner D/B/A Gabe Feltner Construction, a Sole Proprietorship, of record in Instrument No. 20131115-0118424, in the Register's Office of Davidson County, Tennessee, dated November 06, 2013 and recorded on November 15, 2013.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE FOUR, SUMMIT OAKS, A PLANNED UNIT DEVELOPMENT, as recorded in Plat Instrument No. 20060417-0043459 and Revised at Instrument No. 20060516-0057170.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD BOUNDARY PLAT SUMMIT OAKS, as recorded in Plat Book 9700, Page 255.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060418-0044430.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050728- 0088585.

Charter for Summit Oaks Homeowner's Association, Inc., recorded as Instrument No. 20020131-0013598.

This is improved property located at 561 Summit Oaks Court Nashville TN 37221

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 2nd day of January, 2026.

Pendleton Square Trust Company, Inc., Trustee
of The Fundamental Trust

BY: Reid Benson, Special Assets Manager & Estate Officer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Reid Benson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Special Assets Manager Estate and Estate Officer of Pendleton Square Trust Company, Inc., which is Trustee of The Fundamental Trust, 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 2nd day of January, 2026.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
November 25, 2028