THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251252928** Karen Johnson Davidson County Batch # 1367878 DEEDWARR 01/09/2026 11:17:00 AM 2 pgs Fees: $13.00 Taxes: $2,638.10 20260109-0002142	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $713,000.00. Affiant Subscribed and sworn to before me, this 8th day of January, 2026. Notary Public My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
4901 Wyoming Avenue LLC 5107 Idaho Ave Nashville, TN 37209	New Owner	Tax Parcel ID No. 103 03 0 188.00

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, **Anthony Scott Berens, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **4901 Wyoming Ave LLC, a Tennessee limited liability company**, ("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, State of Tennessee, being a lot or tract of land in the West Nashville part of E. A. Elam 5 acre tract of land more particularly described as follows:

Beginning at a point in the Southerly margin of Wyoming Ave., formerly 6th Ave., 250 feet East of the Easterly margin of a proposed extension of 50th Ave. North, being shown on the Plan of CHARLOTTE PARK COMPANY'S FIRST ADDITION of record in Plat Book 57, Page 103, R.O.D.C., Tennessee, and running thence with the Southerly margin of Wyoming Ave. 70 feet Eastwardly; thence Southwardly at right angles, 150 feet to a point; thence Westwardly & right angles & parallel with the Southerly margin of Wyoming Ave., 70 feet to a point; thence Northwardly at right angles 150 feet to the beginning.

Being the same property conveyed to Anthony Scott Berens and wife, Suzanne Hines Berens, by Installment Deed from Nancy B. Grimes, of record in Book 8333, Page 288, in the Register's Office of Davidson County, Tennessee, dated April 17, 1991, and recorded on April 19, 1991. The said Suzanne Hines Berens died on January 17, 2023, leaving Anthony Scott Berens as surviving tenant by the entirety.

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 CHARLOTTE PARK COMPANY'S FIRST ADDITION, as recorded in Plat Book 57, Page(s) 103.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 4901 Wyoming Avenue Nashville TN 37209

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 12th day of December, 2025.

Anthony Scott Berens

Anthony Scott Berens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anthony Scott Berens, 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.

Kate Rosenthal

Notary Public

My Commission Expires: 05-09-2026

