Karen Johnson Davidson County
Batch# 1367946 DEEDWARR
01/09/2026 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $19,610.00
20260109-0002222

THIS INSTRUMENT PREPARED BY: The Row Title & Escrow, LLC 20 Music Square West, Suite 200 Nashville, TN 37203	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $5,300,000.00 Affiant Subscribed and sworn to before me, this 8 day of January, 2026. JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Notary Public My Commission Expires: 11/19/28

WARRANTY DEED

Address New Owner: Holly T. McManus Revocable Trust and Timothy M. McManus Revocable Trust 3401 Trimble Road, Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 13101008200

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JASON L. TURNER, TRUSTEE OF THE BARBARA RAY TRUST U/A/D AUGUST 30, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **HOLLY T. MCMANUS, TRUSTEE OF THE HOLLY T. MCMANUS REVOCABLE TRUST U/A/D MAY 18, 2018, AND ANY AMENDMENTS THERETO, as to an undivided fifty (50.0%) percent interest, and TIMOTHY M. MCMANUS, TRUSTEE OF THE TIMOTHY M. MCMANUS REVOCABLE TRUST U/A/D MAY 18, 2018, AND ANY AMENDMENTS THERETO, as to an undivided fifty (50.0%) percent interest, said interests being held as Tenants in Common** (collectively, "Grantees"), Grantees' successors, 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. 14, on the Plan of Russwood Heights, of record in Plat Book 2133, pages 12 & 13, 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 Jason L. Turner, Trustee of the Barbara Ray Trust U/A/D August 30, 2017 by Deed dated August 30, 2017 from Shane McAnally Baum f/k/a Shane McAnally and Michael McAnally Baum f/k/a Michael Ryan Baum, recorded September 5, 2017, in Instrument Number 201709050091322, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **3401 Trimble Road, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, Grantees' 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 7th day of January, 2026.

THE BARBARA RAY TRUST

JASON L TURNER, Trustee

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JASON L. TURNER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustees of **THE BARBARA RAY TRUST U/A/D AUGUST 30, 2017**, and that they as such Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this 7 day of January, 2026.

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 1/8/2026 (date of document).

Affiant Signature

1/8/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

