Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-6169

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Palm Beach

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,500,000.00

Sarah Lisa Palmer Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of January, 2026

Lisa R Moyer
Notary Public

LISA R. MOYER
MY COMMISSION # HH334980
EXPIRES: November 21, 2026

Commission Expires: November 21, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
William Prins, Jr. and Bronte Prins 4306 Lillywood Road Nashville, TN 37205	New Owner	116-07-0-073

Karen Johnson
Batch # 1374795
02/02/2026 03:23:21 PM
Fees: $13.00 Taxes: $20,350.00

Davidson County
DEEDWARR
2 pgs

20260202-0007099

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Sarah Lisa Palmer, Trustee, Sarah Lisa Palmer Living Trust dated July 3, 2024

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bronte Prins and William Prins, Jr., wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 25 and the westerly part of the southerly part of Lot No. 27 on the Plan of Royal Oaks Land Company's Subdivision of The Baker Tract of record in Plat Book 421, Page (s) 102 and 103, in the Register's Office for Davidson County, Tennessee, and being shown as Lot No. 1 on the Map of a Resubdivision of said lots and other lots, not of record, and described according to a copy of the survey thereof made by Harvey Gee, Surveyor, dated November 21, 1949, as follows:

Beginning at a point in the northerly margin of Lillywood Road, formerly Third Street, 200 feet east of the easterly margin of Lynwood Boulevard, as the common corner of the original Lots 25 and 26; thence with the line between said lots and the same extended, northerly 300 feet to a point; thence easterly, parallel with Lillywood Road, 195 feet to a point; thence southerly, parallel to Lynwood Boulevard, 300 feet to the northerly margin of Lillywood Road; thence with the margin of the same westerly 195 feet to the beginning.

Being the same property conveyed to Sarah L. Palmer, married by Warranty Deed from John B. Bearden and Laura M. Bearden of record in Instrument No. 20111123-0091846, Register's Office for Davidson County, Tennessee, dated November 21, 2011 and recorded on November 23, 2011.

Being the same property conveyed to Sarah Lisa Palmer, Trustee, Sarah Lisa Palmer Living Trust dated July 3, 2024 by Quitclaim Deed from Sarah L. Palmer, married of record in Instrument No. 20240916-0071006, Register's Office for Davidson County, Tennessee, dated September 13, 2024 and recorded on September 16, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4306 Lillywood Road, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of January, 2026.

The Sarah Lisa Palmer Living Trust dated July 3, 2024

By: Sarah Lisa Palmer, Trustee
Sarah Lisa Palmer, Trustee

STATE OF Florida
COUNTY OF Palm Beach

On this 26th day of January, 2026, before me personally appeared Sarah Lisa Palmer, Trustee of The Sarah Lisa Palmer Living Trust dated July 3, 2024, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of January, 2026.

Notary Signature
My commission expires: November 21, 2026

LISA R. MOYER
MY COMMISSION # HH334980
EXPIRES: November 21, 2026