THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153242** Karen Johnson Davidson County Batch # 1375552 DEEDWARR 02/04/2026 08:26:44 AM 3 pgs Fees: $18.00 Taxes: $8,140.00 20260204-0007620	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,200,000.00. Affiant Subscribed and sworn to before me, this 30th day of January, 2026. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-01-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Milk Money Farm Trust 121 Blackburn Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 130-01-0-180.00

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, **Stanley Eugene Graham, unmarried, and Sarah Henderson King f/k/a Sarah Graham, unmarried,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William J. Christopher Andrews, Trustee of Milk Money Farm Trust u/a/d October 24, 2016**, ("Grantee"), his 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(s) 125, as shown on the map entitled Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to STANLEY EUGENE GRAHAM AND WIFE, SARAH GRAHAM, by deed from CHAD A. LEOPARD AND WIFE, LEIGH P. LEOPARD, of record in Instrument No. 20010814-0087602, dated August 9, 2001, said Register's Office.

Sarah Graham is now known as Sarah Henderson King.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 130-01-0-180.00.

Matters shown on the Plan of record in Plat Book 421, pages 94 and 95, said Register's Office.

This is improved property located at 121 Blackburn Avenue Nashville TN 37205

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 30th day of January, 2026.

Stanley Eugene Graham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stanley Eugene Graham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2026.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of January, 2026.

Sarah Henderson King
Sarah Henderson King

STATE OF Alabama)

COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah Henderson King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~30th~~ 29th day of January, 2026.

Notary Public

CHRISTY N WILLIAMS NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires: 1/16/29