Karen Johnson Davidson County
Batch # 1377246 DEEDWARR
02/09/2026 08:57:40 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260209-0009049

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 132 02 0 062.00

WARRANTY DEED

Property Address & New Owner:
MATTHEW J. CAHILL or
SHANNON S. CAHILL, Trustees of the
CAHILL REVOCABLE LIVING TRUST
4005 Franklin Pike
Nashville, TN 37204

Mail Tax Statement to:
Matthew J. Cahill
Shannon S. Cahill
4005 Franklin Pike
Nashville, TN 37204

The GRANTORS, **MATTHEW J. CAHILL and SHANNON S. CAHILL, husband and wife,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

MATTHEW J. CAHILL or SHANNON S. CAHILL, Trustees of the CAHILL REVOCABLE LIVING TRUST, dated March 25, 2021

The CAHILL REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED FOR COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to MATTHEW J. CAHILL and SHANNON S. CAHILL, husband and wife, by Warranty Deed of record at Instrument No. 20211223-0169659 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell,

mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument. The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 3rd day of December, 2025, ~~by the undersigned~~.

MATTHEW J. CAHILL

SHANNON S. CAHILL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **MATTHEW J. CAHILL** and **SHANNON S. CAHILL,** to me known to be the persons described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 3RD day of Dec., 2025.

NOTARY PUBLIC DENISE DELOZIER

My Commission Expires: JULY 25, 2029

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(3)(F).

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration ~~for this transfer~~ is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 3rd day of Dec, 2025. by Thomas Schaefer.

NOTARY PUBLIC Denise DeLozier

My Commission Expires: July 25, 2029

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being a tract of land lying in the Second Civil District, Davidson County, Tennessee, being Lot No. 4 and the northerly portion of Lot No. 5, on the revised plat of Parts of Thompson' s Glen Subdivision, as of record in Plat Book 3, page 20, Chancery Court at Nashville, Tennessee, and a strip of land (formerly the property of the Nashville-Franklin Railway) lying between Franklin Road and the subdivision of record, and being more particularly described according to a survey made by John Kohl & Company, P.C., dated February 12, 1995, File No. 2-3415-18, as follows:

Beginning at the southwesterly intersection of the southerly right of way of Glen Leven Road and the westerly right of way of Franklin Road at a P.K. nail set; thence with the westerly right of way of Franklin Road S 8 deg. 00 min. 00 sec. E, 375.09 feet to the southeasterly corner of the herein described tract; thence leaving said right of way and running S 81 deg. 59 min. 04 sec. W, 363.07 feet to the southwesterly corner of the herein described tract; thence N 8 deg. 13 min. 47 sec. W, 364.53 feet to the southerly right of way of Glen Leven Road; thence with said right of way with a curve to the right with a delta of 6 deg. 48 min. 41 sec., a radius of 1407.70 feet and an arc length of 167.35 feet; thence continuing with said right of way N 81 deg. 46 min. 13 sec. E, 197.57 feet to the point of beginning.

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.

Matters shown on the Plan of record in Plat Book 3, page 20, Chancery Court at Nashville, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7358, page 599, and Book 7672, page 938, said Register's Office.

This is improved property located at 4005 Franklin Pike Nashville TN 37204