This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25304-AP

Karen Johnson Davidson County
Batch# 1382381 DEEDWARR
02/18/2026 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $22,200.00
20260218-0012683

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $6,000,000.00.

Affiant

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this the 17th day of February, 2026.

Notary Public
My Commission Expires: 9-7-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Erol R. Akdamar and Dara Akdamar Family Trust dated March 31, 2023 **404 Lynnwood Boulevard** **Nashville, TN 37205**	**SAME**	116-11-0-103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joel T. Lyons, Trustee of Sadie & Scout Community Property Trust dated October 28, 2021**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Erol R. Akdamar and Dara Akdamar, Trustees of The Erol R. Akdamar and Dara Akdamar Family Trust dated March 31, 2023**, hereinafter called the Grantee(s), his/her/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 Lot No. 97 on the Plan of Re-Subdivision Parts of Royal Oaks of record in Book 974, Pages 4 and 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to the Trustees of the Sadie and Scout Community Property Trust Agreement u/t/a dated October 28, 2021 by Warranty Deed from Joel Lyons and Lindsay Lyons, husband and wife, dated November 19, 2021, recorded November 29, 2021, of record in Instrument No. 20211129-0156783, Register's Office for Davidson County, Tennessee.

This is improved property located at: **404 Lynnwood Boulevard, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number 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 17th day of February, 2026.

GRANTOR:

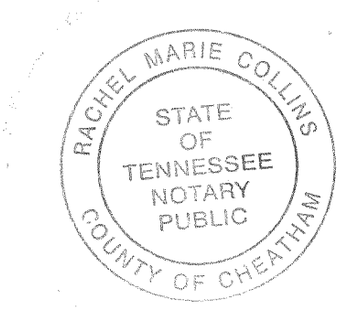
Sadie & Scout Community Property Trust dated October 28, 2021

By: _____
Joel T. Lyons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joel T. Lyons, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee Sadie & Scout Community Property Trust dated October 28, 2021, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of February, 2026.



_____
Notary Public
My Commission expires: 3-21-2028

202602180012683

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 2/7 -, 2026.

Affiant
Date: February 17 ,2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17 day of February, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.