THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Prepared w/
Record and Return to:
Chapman and Rosenthal PLLC
10 Burton Hills Blvd., Suite 4
Nashville, TN 37215

Karen Johnson
Batch # 1387038
03/02/2026 11:58:07 AM
Fees: $18.00 Taxes: $11,840.00
Davidson County
DEEDWARR
3 pgs
20260302-0016090

ADDRESS NEW OWNER
Rodney Lewis and Adele Lewis
109 Jocelyn Hills Drive
Nashville, TN 37205

SEND TAX BILLS TO

NEW OWNER

MAP/PARCEL
129-02-0-060.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN COLEMAN HAYES, III, TRUSTEE OF THE JOHN COLEMAN HAYES, JR., 2013 REVOCABLE TRUST, U/A DTD. NOVEMBER 18, 2013, AS AMENDED OCTOBER 20, 2016,** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **RODNEY LEWIS AND ADELE LEWIS, HUSBAND AND WIFE,** ("Grantees" herein), their successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Tract 1, on the Plan of Tracts 1 and 2, Jocelyn Hills, of record in Plat Book 8250, page 303, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a new iron pin the easterly margin of Baskin Drive, said pin being the southwest corner of Lot 944 of West Meade Farms, Inc., Section XII of record in Book 2331, page 111, Register's Office for Davidson County, Tennessee, and being the northwest corner of Tract 1 and proceeding as follows: with the easterly tine of Lot 944, North 49 deg. 45 min. 05 sec. East a distance of 322.4 feet to an iron pin in concrete, thence; with the east line of Lot 944, North 23 deg. 42 min. 34 sec. West a distance of 80.24 feet to an old iron pin in concrete, thence with the south line of the Polk property South 81 deg. 44 min. East a distance of 113.20 feet to an old iron pin, thence; North 43 deg. 03 min 30 sec. East a distance of 150.0 feet to an old iron pin, thence; North 26 deg. 28 min. East a distance of 644.6 feet to an old iron pin, thence; South 85 deg. 19 min. East a distance of 119.6 feet to an old iron pin in the westerly line of West Meade Farms, Inc., Section IV, of record 111 Book 1835, page 94, Register's Office for Davidson County, Tennessee, thence; South 9 deg. 42 min. West a distance of 68.08 feet to an old concrete monument, thence; South 00 deg. 02 min. East a distance of 149.0 feet to an old concrete monument, thence; South 15 deg. 02 nun East a distance of 175.0 feet to an old monument, thence; leaving the westerly line of West Meade Farms, Inc., Section IV, South 25 deg. 20 min. West a distance of 173.22 feet to a new iron pin, thence; South 60 deg. 10 min. 10 sec. West a distance of 478.5 feet to a new iron pin in the easterly margin of a 50-foot easement, thence, with the east margin of said easement, South 29 deg. 31 min. East a distance of 57.59 feet to a new iron pin, thence; around a curve to the right having a chord bearing of South 27 deg. 22 min. 27 sec. East, with a radius of 551.30 feet a distance of 41.20 feet to a new iron pin, thence; leaving the east margin of said 50-foot easement, South 44 deg. 56 min. West a distance of 407.40 feet to a new iron pin in the easterly margin of Baskin Drive, thence with the easterly margin of Baskin Drive around a curve to the left having a chord bearing of North 21 deg. 01 min. 30 sec. West with a radius of 278.7 feet a distance of 50.0 feet to the point of beginning, containing 5.07 acres, more or less.

Together with a 50-foot ingress, egress easement being 50-feet in width, the centerline of which is more particularly described as follows:

Beginning at the centerline of a cul-de-sac in Baskin Drive, as recorded on the Revised Plan of West Meade Farms, Inc., Section XII, in Plat Book 3106, page 22, Register's Office for Davidson County, Tennessee, and proceeding as follows: South 13 deg. 57 min, East a

distance of 64.3 feet to a point, thence; with a curve to the left, having a radius of 109.60 feet to a distance of 149.08 feet to a point, thence; continuing with a curve to the left, having a radius of 109.60 feet a distance of 149.08 feet to a point, thence; North 10 deg. 11 min. East a distance of 252.34 feet to point, thence; with a curve to the left, having a radius of 526.30 feet a distance of 364.67 feet to a point, thence; North 29 deg. 31 min, West a distance of 72.20 feet to a point, with a curve to the right having a radius of 395.9 feet a distance of 105.38 feet to a point, thence; North 14 deg. 16 min. West a distance of 5 feet, more or less, to a point in the south line of the Polk Property.

Being the same property conveyed to JOHN COLEMAN HAYES ET UX BARBARA HAYES, by deed from CHRISTOPHER GIBBS SMITH, of record in Book 10757, page 868, dated January 14, 1998, said Register's Office.

BARBARA KAY HAYES further conveyed to JOHN COLEMAN HAYES, JR., by quitclaim deed of record in Instrument No. 20130501-0043499, dated January 8, 2013, said Register's Office.

John Coleman Hayes, Jr. having since died testate on June 7, 2023 devising said property to JOHN COLEMAN HAYES, III, TRUSTEE OF THE JOHN COLEMAN HAYES, JR., 2013 REVOCABLE TRUST, U/A DTD. NOVEMBER 18, 2013, AS AMENDED OCTOBER 20, 2016, pursuant to his will of record in Docket No. in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being improved property known as: 109 Jocelyn Hills Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2026 real property taxes and any easements, covenants and restrictions of record.

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, the GRANTOR has hereunto set his hands as of this 27th day of February, 2026.

THE JOHN COLEMAN HAYES, JR., 2013 REVOCABLE TRUST, U/A DTD. NOVEMBER 18, 2013, AS AMENDED OCTOBER 20, 2016

JOHN COLEMAN HAYES, III, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul F. Soper, a Notary Public of the State and County aforesaid, personally **JOHN COLEMAN HAYES, III, TRUSTEE OF THE JOHN COLEMAN HAYES, JR., 2013 REVOCABLE TRUST, U/A DTD. NOVEMBER 18, 2013, AS AMENDED OCTOBER 20, 2016**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 27th day of February, 2026.

Notary Public

My Commission Expires: 11/5/29

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$3,200,000.00.**

Sworn to and subscribed before me this 27 day February, 2026.

Notary Public

My Commission Expires: _____

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