WARRANTY DEED

Karen Johnson
Batch # 1392409
03/12/2026 03:18:02 PM
Fees: $13.00 Taxes: $4,810.00
20260312-0019865

Davidson County
DEEDWARR
2 pgs

LARGENT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

LL-PB-25-501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/16/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
RSVZ INC, a Tennessee general partnership	**Same as New Owner**	
(NAME)	(NAME)	
501 Ermac Drive		**09515003800** **074M-C-019.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TOM F. CONE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RSVZ INC, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of parcel 38, map 95-15 of the tax map for the Metropolitan Government of Nashville and Davidson County; Beginning at a point in the northerly boundary of the existing Old Elm Hill Pike right-of-way; thence north 27 deg. 42' 35" east 67 feet to a point; thence continuing along said line north 24 deg. 41' 35" east 76.37 feet to a point in the southerly boundary of the existing Elm Hill Pike right-of-way; thence south 82 deg. 28' 35" west 136.33 feet to a point; thence southwestwardly along the Ermac Drive right-of-way 32.88 feet along an arc of radius 25.0 feet; thence with said right-of-way south 7 deg. 6' 35" west, 26.84 feet; thence southeastwardly along the Ermac Drive, and Old Elm Hill Pike right-of-ways 31.91 feet along an arc of radius 250 feet; thence south 66 deg. 1' 25" east 90.08 feet point of beginning, containing .29 acres, more or less.

Being the same property conveyed to Tom F. Cone by Warranty deed from Paul D. Templeton and wife, Frances S. Templeton of record in Book 7127, page 193, Register's Office for Davidson County, Tennessee, dated December 31, 1986 and recorded on February 4, 1987.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **501 Ermac Drive, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 10 DAY OF MARCH, 2026.

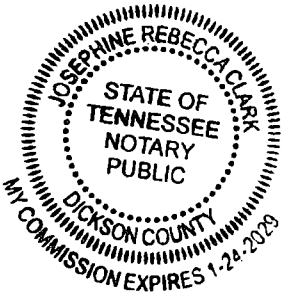
Tom F. Cone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOM F. CONE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 of March, 2026.

Notary Public
My Commission Expires: 1-24-29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212