Name and Address of New Owner:

Sterling B. Porter, Trustee
SBP Trust
2909 Windemere Court
Nashville, TN 37214

Send Tax Statements To:
Dollar Bank, Federal Savings Bank
2700 Liberty Avenue
Pittsburgh, PA 15222

THIS INSTRUMENT PREPARED BY:
(Please return Document to this Address)

Boswell PLLC
4925 Greenville Avenue, Suite 720
Dallas, Texas 75206

Map and Parcel: 084 07 0 026.00

Karen Johnson Davidson County
Batch # 1395038 DEEDWARR
03/19/2026 09:44:46 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20260319-0021878

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, the receipt of which is hereby acknowledged, **Sterling B. Porter**, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Sterling B. Porter**, Trustee of the **SBP Trust**, created under a revocable trust agreement dated February 27, 2026, hereinafter called the GRANTEE, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 125, on the Plan of Sunny Acres, Section Four, of record in Book 2900, page 2, Register's Office for Davidson County, Tennessee.
>
> Beginning at a point in the southerly margin of Windemere Court, the common front corner of Lots 124 and 125; thence with the line between said lots, easterly 274.7 feet to a point; thence South 49 degrees 36' East 227.25 feet to a concrete monument; thence South 76 degrees 27' West 248.1 feet to a point; thence near a corner of Lots Nos. 125 and 126; thence with the line between said two lots northwesterly 299.2 feet to a point in the southeasterly margin of Windemere Court, northeasterly 31.92 feet to the point of beginning.

Being the same property conveyed to **Sterling B. Porter** by Warranty Deed recorded October 15, 2025, in Instrument No. 20251015-0082210, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2909 Windemere Court, Nashville, TN 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, as Trustee of the **SBP Trust,** forever; and we do covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

[Remainder of Page Intentionally Left Blank.]

WITNESS our hand this 27th day of February 2026.

Sterling B. Porter, Grantor

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on February 27, 2026, by **Sterling B. Porter**.

FAITH JENNINGS
Notary Public, State of Texas
Comm. Expires 01-10-2027
Notary ID 134135666

Notary Public, State of Texas

AFFIDAVIT

I hereby swear or affirm that this conveyance is a transfer by the grantor to the grantor's revocable trust for estate planning purposes only, with no change in beneficial ownership, and is exempt from Tennessee real estate transfer tax.

Affiant Signature

Subscribed and sworn to before me this 27th day of February, 2026.

FAITH JENNINGS
Notary Public, State of Texas
Comm. Expires 01-10-2027
Notary ID 134135666

Notary Public, State of Texas

True Copy Certification

I, **Karen Nobrega**, do hereby make oath that I am a licensed attorney and/or the 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 this the 27th day of February, 2026.

Affiant Signature

Date: February 27, 2026

STATE OF TEXAS

COUNTY OF DALLAS

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

Notary Public, State of Texas

FAITH JENNINGS
Notary Public, State of Texas
Comm. Expires 01-10-2027
Notary ID 134135666