THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353609**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,260,000.00. Affiant Subscribed and sworn to before me, this 20th day of March, 2026. Notary Public My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Karen Johnson Davidson County
Batch # 1396615 DEEDWARR
03/24/2026 01:32:57 PM 2 pgs
Fees: $13.00 Taxes: $4,662.00
20260324-0023401

WARRANTY DEED

Address New Owner: Jim Crossman Realty, LLC 104 Woodmont Blvd. Ste 203 Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-10-0-136.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia McPherson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jim Crossman Realty, LLC**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Resubdivision of Parcels 74 & 55 Woodmont Estates Subdivision, of record in Plat Book 5050, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CLIFTON E. MCPHERSON, JR. AND SPOUSE, PATRICIA MCPHERSON, by deed from ROBERT M. SMYTHE, TERRY J. SMYTHE, BRADLEY T. SMYTHE AND KINGSTON C. SMYTHE, of record in Book 10510, page 768, dated June 20, 1997, said Register's Office.

CLIFTON E. MCPHERSON JR. died on or about March 21, 2020, leaving PATRICIA MCPHERSON as the surviving tenant by the entirety.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 117-10-0-136.00.

Matters shown on the Plan of record in Plat Book 5050, page 24, said Register's Office.

This is improved property located at 3627 Hoods Hill Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 20th day of March, 2026.

Patricia McPherson by Ryan Dieck, her attorney-in-fact

Patricia McPherson by Ryan Dieck, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Patricia McPherson and that he is authorized by Patricia McPherson to execute this instrument on her behalf.

Witness my hand, at office, this 20th day of March, 2026.

J Anderson
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026