THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260253349

Karen Johnson Davidson County
Batch # 1398799 DEEDWARR
03/30/2026 09:15:32 AM 2 pgs
Fees: $13.00 Taxes: $42,550.00
20260330-0024807

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $11,500,000.00.

Affiant

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

Notary Public
My Commission Expires: 2/23/30

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
407 Westview Avenue Trust. 407 Westview Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 116-11-0-052.00

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, **Gregory L. Smith and Lisa V. Smith, Trustees of the 407 Westview Avenue Residence Trust dated April 9. 2024** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **407 Westview Avenue Trust dated March 23, 2026** ("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 number 64 on the plan of the Royal Oaks Land Company's Subdivision of the Baker Tract, together with the 30 feet immediately in the rear of said Lot number 64, a plan of the said subdivision being of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the westerly margin of West View Avenue, the corner of Lots number 63 and 64, and running westerly with the line between said lots, a distance of 241.75 feet and continuing in the same direction 30 feet (in all 271.75 feet, more of less) to the center of Malone Street as closed; thence southerly, with the center of Malone Street as closed, a distance of 212.5 feet, more or less, to a point opposite the southwest corner of said Lot 64; thence easterly 30 feet, more or less, to the southwest corner of Lot 64 and continuing in the same direction with the line between Lots number 64 and 65, a distance of 323.5 feet to the westerly margin of West View Avenue and thence northwesterly with the westerly margin of said West View Avenue, a distance of 200 feet to the point of beginning.

Being the same property conveyed to 407 WESTVIEW AVENUE RESIDENCE TRUST DATED APRIL 9, 2024, by deed from JEFF MOBLEY, TRUSTEE OF THE COTTAGE HOUSE LANE TRUST DATED JANUARY 18, 2021, of record in Instrument No. 20240430-0031381, dated April 29, 2024, said Register's Office.

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. 116-11-0-052.00.

Matters shown on the Plan of record in Plat Book 421, pages 102 and 103 , said Register's Office.
Easement to connect water pipes of record in Book 924, page 24, said Register's Office.

Sanitary Sewer Easement of record in Book 5786, page 990, said Register's Office.

Inspection and Maintenance Agreement for Permanent Stormwater Management Facilities of record in Instrument No. 20230523-0038714, said Register's Office.

This is improved property located at 407 Westview Avenue Nashville TN 37205

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 27th day of March, 2026.

407 Westview Avenue Residence Trust dated April 9, 2024

By: Gregory L. Smith, Trustee

By: Lisa V. Smith, Trustee

STATE OF Minnesota)

COUNTY OF Olmsted)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory L. Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of 407 Westview Avenue Residence Trust dated April 9, 2024, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of March, 2026.

Notary Public

My Commission Expires: 1/31/2030

KATHLEEN ROSE HANSON
Notary Public-Minnesota
My Commission Expires Jan. 31, 2030

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa V. Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of 407 Westview Avenue Residence Trust dated April 9, 2024, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of March, 2026.

Notary Public

My Commission Expires:

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

PREPARED BY:
RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027