Karen Johnson Davidson County
Batch# 1398857 DEEDWARR
03/30/2026 09:57:30 AM 4 pgs
Fees: $23.00 Taxes: $8,787.50
20260330-0024868

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39114-02-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,375,000.00. Affiant Subscribed and sworn to before me this 25th day of March, 2026. Notary Public My Commission Expires:

CINDY PERSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jacob J. Pace & Yanna Pace 1002 Old Hickory Boulevard Nashville, TN 37027	New owner	Map and Parcel No.: 15900010000

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, Charles Gardner and Kimberly Gardner, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Jacob J. Pace and Yanna Pace, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1002 Old Hickory Boulevard, Nashville, TN 37027.

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

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 25th day of March, 2026.

GRANTORS:

Charles Gardner

Kimberly Gardner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Gardner and Kimberly Gardner, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

EXHIBIT "A"

Land in Davidson County, Tennessee described according to a survey made by John Kohl, Surveyor, dated August 25, 1967, as follows:

Beginning at a point in the center of Old Hickory Boulevard, at the Southwest corner of Pinkelton Tract, said point being 665 feet West of the Southwest corner of the Hightower property; thence with the center of said Boulevard, North 89 deg 15' West 100.5 feet to a point, thence leaving said Boulevard, North 3 deg 25' East 1246 feet to a point in the center line of an access road; thence with the same, southeasterly 144.7 feet in a point in Pinkelton's West line; thence with the same South 3 deg 25" West, 1.138 feet to the point of beginning.

Included in the above described property but excluded therefrom is the northernmost piece of said property on 2 Lot Final Plat for Woodward Hills Lot #7 in Instrument No. 20070821-0099872, said Register's Office, which isd now a part of Lot 7, conveyed to Carlton B. Tarkington in Instrument No. 20070824-0101699, said Register's Office.

Said property also identified as New Area Parcel 15900010000 2.46 acres on 2 Lot Final Plat for Woodward Hills Lot #7 in Instrument No. 20070821-0099872, said Register's Office.

Being the same property conveyed to Charles Gardner and Kimberly Gardner, husband and wife, by deed dated January 26, 2017 from Joseph E. Zenker and wife, Robin H. Zenker of record in Instrument No. 20170127-0009226, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. All matters appearing on the Plan of record as Instrument No. 20070821-0099872, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

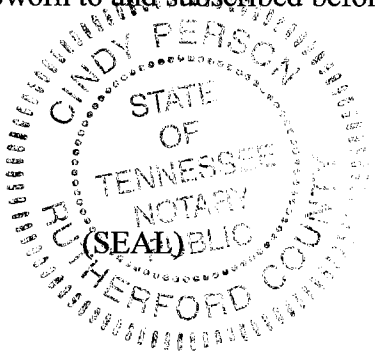
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3-25-2026.

A R Steelman
Affiant Signature

3/27/2026
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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



(SEAL)

Cindy Person
Notary Public

My Commission Expires: 4-19-2027

900