Karen Johnson
Batch # 1400151
04/01/2026 11:46:52 AM
Fees: $13.00 Taxes: $6,290.00

Davidson County
DEEDWARR
2 pgs

20260401-0025888

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353645**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or val for this transfer is: $1,700,000.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2026. Notary Public My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 3, 2029

WARRANTY DEED

Address New Owner: 5815 Still Hollow Road Irrevocable Gifting Trust 191 W Nationwide Blvd Suite 200 Columbus, OH 43215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145 06 0 004.00

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, **R. L. Moore, Trustee of The Nashville Still Hollow Trust, dated April 30, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **5815 Still Hollow Road Irrevocable Gifting Trust, dated March 18, 2026**("Grantees"), 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 No. 10-A on the Plan of RESUBDIVISION OF LOT 10 ON THE PLAT OF LAUREL RIDGE, SECTION 1, of record in Plat Book 3500, Page 102, Register's Office for said County, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to R. L. Moore, Trustee of The Nashville Still Hollow Trust Dated April 30, 2023, by Warranty Deed from Steves Rodriguez, Trustee of The 5815 Still Hollow Road Trust, of record in Instrument No. 20230530-0040347, in the Register's Office of Davidson County, Tennessee, dated May 25, 2023 and recorded on May 30, 2023.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 10 ON THE PLAT OF LAUREL RIDGE, SECTION 1, as recorded in Plat Book 3500, Page(s) 102.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LAUREL RIDGE, as recorded in Plat Book 3500, Page 38.

Covenants, Conditions and Restrictions as set forth in Deed Restriction recorded in Book 3613, Page 489 as Release and Waiver Book 3828, Page 138.

This is improved property located at 5815 Still Hollow 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 31st day of March, 2026.

The Nashville Still Hollow Trust, dated April 30, 2023

By: _____ Trustee
R. L. Moore, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R. L. Moore, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The Nashville Still Hollow Trust, dated April 30, 2023 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 31st day of March, 2026.

Tracey Perry
Notary Public
Comm expires 11-5-29

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON