THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260253** SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2026	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,300,000.00. Affiant Subscribed and sworn to before me, this 1st day of April, 2026. Notary Public My Commission Expires:

Karen Johnson
Batch # 1400383
04/02/2026 09:23:38 AM
Fees: $13.00 Taxes: $8,510.00

Davidson County
DEEDWARR
2 pgs

20260402-0026346

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jacob Geismar and Mary Katherine Geismar, and William David Bartholomew 217 Page Road Nashville TN 37205	New Owner	Tax Parcel ID No.

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, **Greg Oswald, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob Geismar and Mary Katherine Geismar, husband and wife**, ("Grantees"), their 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 "A" of the subdivision of the southerly part of Lot No. 11 and all of Lots 12 and 13 of Block "K" on the Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 843, page 18, Register's Office for said County, described according to a survey made by John M. Sullivan, County Surveyor, May 18, 1950, as follows:

Beginning on the westerly margin of Page Road at the corner of Lots "A" and "B"; thence with the line between said two lots, north 77 degrees 16' west 202.5 feet to the easterly margin of Lot No. 2 in said subdivision; thence southwardly 108.3 feet; thence southeastwardly 205.75 feet to the westerly margin of Page Road; thence with the westerly margin of said Road, northwardly 119.87 feet to the beginning.

Being the same property conveyed to GREG OSWALD, by deed from SUSAN M. SNYDER, TRUSTEE OF THE SUSAN M. SNYDER REVOCABLE TRUST DATED JULY 21, 2001, of record in Instrument No. 20251027-0085068, dated July 21, 2025, 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. 130-09-0-010.00.

Matters shown on the Plan of record in Plat Book 843, page 18, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 806, page 686, said Register's Office.

This is improved property located at 217 Page Road 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 1st day of April, 2026.

Greg Oswald by Dwight Wiles his Attorney in Fact

Greg Oswald by Dwight Wiles, his 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, Dwight Wiles, 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 Greg Oswald and that he is authorized by Greg Oswald to execute this instrument on his behalf.

Witness my hand, at office, this ~~1st day of April, 2026.~~ 26th day of March, 2026

Madeline Burell

Notary Public

My Commission Expires: 05/03/2027

MADELINE IVY BURELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON COUNTY