Karen Johnson Davidson County
Batch# 1400408 DEEDWARR
04/02/2026 09:34:30 AM 4 pgs
Fees: $23.00 Taxes: $2,997.00
20260402-0026374

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39131	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $810,000.00. Affiant Subscribed and sworn to before me this 1st day of April, 2026. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Colleen Standard and Logan Winfield Standard 1005 Estes Road Nashville, TN 37215	FirstBank 722 Columbia Avenue Franklin, TN 37064	Map and Parcel No.: 11608005200

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, Scott Crawford Standard, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Colleen Standard and Logan Winfield Standard, wife and husband ("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 1005 Estes Road, Nashville, TN 37215 and is not the residence of the Grantee.

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 Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his 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, Grantor has executed this instrument on the 31st day of March, 2026.

GRANTOR:

Scott Crawford Standard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott Crawford Standard, 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.

Witness my hand, at office, this 31st day of March, 2026.

Notary Public
My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being parts of Lot Nos. 42 and 43 on the Plan of the Kenner Manor Land Company's Second Subdivision of the Kenner Tract, of record in Plat Book 421, page 100, of the Register's Office of Davidson County, Tennessee, described according to a survey made by S.R. Sanford, Jr., July 3, 1941, as follows:

Beginning on the westerly margin of Wilson or Estes Avenue, 185.2 feet south of the southerly margin of Kenner Avenue; thence westwardly and parallel with Kenner Avenue 88.1 feet to the easterly line of the property conveyed to Nevin C. Trammell and wife, by deed from A.R. Greene and wife, of record in Book 1166, Page 372, Register's Office for Davidson County, Tennessee; thence with Trammell's easterly line southwardly 5 feet to his southeast corner; thence with his southerly line westerly 88.11 to the easterly line of Lot No. 44, southwardly 75 feet; thence eastwardly 173.73 feet to the westerly margin of Wilson or Estes Avenue; thence with said Avenue northwardly 80 feet to the beginning.

Being the same property conveyed to Scott Crawford Standard, married, by deed dated February 6, 2026 from Grant Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20260210-0010211, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grant Investments, LLC, a Tennessee Limited Liability Company, by deed dated August 31, 2018 from Paul Ketchel and wife, Mary M. Ketchel, husband and wife, of record in Instrument No. 20180905-0087624, 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 Book 421, page 100, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/31/26 (date of document).

Affiant Signature

4/1/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027