WARRANTY DEED

Karen Johnson
Batch # 1402239
04/06/2026 02:36:35 PM
Fees: $13.00 Taxes: $22,570.00

Davidson County
DEEDWARR
2 pgs

20260406-0027486

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $6,100,000.00.

Affiant

Subscribed and sworn to me on 3.30.26

NOTARY PUBLIC

My Commission Expires: 1.22.29

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ-OW-25-2700

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James Vesterman and Parkhurst Vesterman 2700 Hemingway Drive Nashville, TN 37215	SAME AS NEW OWNER	130 15 0 050.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John T. Rochford, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto James Vesterman and Parkhurst Vesterman, hereinafter called **"GRANTEE,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 4 of Block I on the PLAN OF TYNE MEADE, SECTION III, as of record in Plat Book 1424, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 4 fronts 200 feet on the Northeasterly side of Hemingway Drive and runs back between parallel lines 220 feet to a deadline.
>
> Being the same property conveyed to John T. Rochford, a married man, his successors and assigns, by Quit Claim Deed from Murray W. Smith, Trustee of the Ronald E. Smith Irrevocable Trust, of record in Instrument No. 20240125-0004986, in the Register's Office of Davidson County, Tennessee, dated January 16, 2024, and recorded on January 25, 2024.
>
> Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.
>
> This is Improved property, known as 2700 Hemingway Drive, Nashville, TN 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR

land to the said GRANTEE, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands on 3/30/2026.

John T. Rochford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On March 30, 2026, before me personally appeared John T. Rochford, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 3/30/2026.

NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY