BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260253507

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of April, 2026.

Notary Public
My Commission Expires:

CHRISTINA HIGGINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/2/2026

Karen Johnson Davidson County
Batch # 1403609 DEEDWARR
04/09/2026 09:20:27 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20260409-0028694

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin Virgin and Jessie Virgin 3803 Rolland Road Nashville TN 37205	New Owner	Tax Parcel ID No. 104-13-0-111.00

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, **Ashley Karen Humphrey and Richard Henry Humphrey, III, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kevin Virgin and Jessie Virgin, 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 the easterly 35 feet of Lot No. 6 and the westerly 33 feet of Lot No. 7, on the plan of Abraham's Subdivision of Lot No. 22, Block "L", Whitland Realty Co.'s Subdivision, as of record in Plat Book 547, Page 87, said Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said parts of said lots adjoin and front together 68 feet on the southerly margin of Rolland Road, and runs back between lines, measuring 216 feet, more or less, on the easterly line and 218 feet, more or less, on the westerly line to a dead line in the rear, measuring 68 feet thereon.

Being the same property conveyed to ASHLEY KAREN HUMPHREY and RICHARD HENRY HUMPHREY III, WIFE AND HUSBAND, by deed from LUCIA C. MCKNIGHT AND JOSEPH B. MCKNIGHT, WIFE AND HUSBAND, of record in Instrument No. 20200420-0041033, dated April 17, 2020, 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. 104-13-0-111.00.

Matters shown on the Plan of record in Plat Book 547, page 87, said Register's Office.

This is improved property located at 3803 Rolland 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 8th day of April, 2026.

Alice Karen Humphrey

Richard Henry Humphrey, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alice Karen Humphrey and Richard Henry Humphrey, III, 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 8th day of April, 2026.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

My Commission Expires: _____