Karen Johnson Davidson County
Batch# 1403668 DEEDWARR
04/09/2026 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $4,665.70
20260409-0028779

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260253388**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,261,000.00. Affiant Subscribed and sworn to before me, this 7th day of April, 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

WARRANTY DEED

Address New Owner: 5106 Hillsboro Pike, LLC 1702 Bernard Ave Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 09 0 024.00

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, **Elizabeth Akin Townsend and A. Collier Townsend,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **5106 HILLSBORO PIKE LLC, a Tennessee limited liability company**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land In Davidson County, State Of Tennessee, Described as Follows To-Wit

Being Lot No. 2, on the Plan of SECTION THREE, SEVEN HILLS, of record in Plat Book 2663, Page 89, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elizabeth Akin Townsend and A. Collier Townsend, wife and husband, by Warranty Deed from James Roberts Jr., a married man and Lolann Roberts, a married woman, of record in Instrument No. 20190208-0012264, in the Register's Office of Davidson County, Tennessee, dated February 01, 2019, and recorded on February 02, 2019.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

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 SECTION THREE, SEVEN HILLS, as recorded in Plat Book 2663, Page(s) 89.

Easement for Perpetual Easement for Highway Purposes, recorded in Book 4380, Page 710.

This is improved property located at 5106 Hillsboro Pike 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 7th day of April, 2026.

Elizabeth Akin Townsend

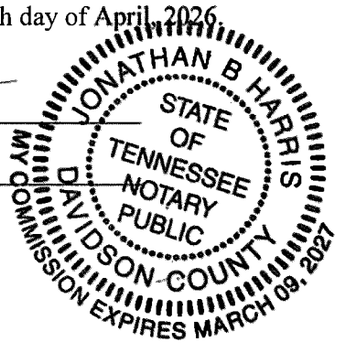
A. Collier Townsend

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Akin Townsend and A. Collier Townsend, 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 7th day of April, 2026.

Notary Public
My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 04/07/2026.

John Cobb Rochford

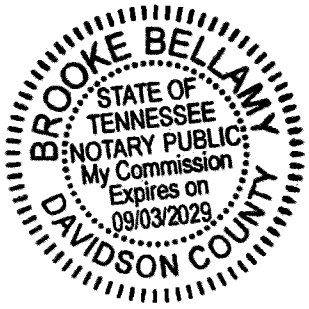
Date: 04/07/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 04/07/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29