This Instrument Prepared By:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 1404509 DEEDWARR
04/10/2026 03:10:30 PM 5 pgs
Fees: $28.00 Taxes: $1,498.50
20260410-0029413

Name and Address of New Owner:
White Oak Residential, LLC
2206 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

Map & Parcel No: 105-16-0-011.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Clay Kottler, an unmarried man** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **White Oak Residential, LLC, a Tennessee Limited Liability Company** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any heirs, successors or assigns of the Grantee, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantor does hereby covenant and bind Grantor, and any heirs, successors and assigns of Grantor, to warrant and forever defend the title to the said Real Estate against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 10th day of April 2026.

Clay Kottler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Clay Kottler, an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of April 2026.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 5/9/2026

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of April 2026.

Notary Signature
My commission expires: Sept 3rd, 2026

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Section Two, Russwurm Heights of record in Plat Book 2083, page 101, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Clay Kottler, unmarried by Quitclaim Deed dated July 11, 2013, from Richard Kottler, of record in Instrument No. 20130716-0073360, in Register's Office for Davidson County, Tennessee.

Previously conveyed to Richard Kottler, married, by Warranty Deed dated March 20, 2013, from Richard A. Deakins, Administrator of the Estate if Thomas Allan Deakins, pursuant to Order filed in the Seventh Circuit Court of Davidson County, Tennessee, under Docket No. 12P402, of record in Instrument No. 20130326-0029594, in said Register's Office.

This Real Estate is more commonly known as 506 Southern Turf Dr, Nashville, TN 37211.

EXHIBIT B

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2026 and subsequent years, not yet due and payable. Map and Parcel 105-16-0-011. Current year taxes have been prorated as part of closing and assumed by the Grantee.

3. The Plan of record in Plat Book 2083, page 101, in said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4246, page 61, said Register's Office.

5. Easement for Transmission Line granted to the United States of America in Book 1174, page 124, said Register's Office.

6. Subject to easements as set out in Book 2041, page 578, in said Register's Office.

I, Cindy M. Blevins, 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 10th day of April, 2026.

Cindy M. Blevins

Date: 10th day of April, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th day of April, 2026.

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5/8/29