WARRANTY DEED

Karen Johnson Davidson County
Batch# 1405940 DEEDWARR
04/15/2026 02:57:30 PM 2 pgs
Fees: $13.00 Taxes: $1,924.00
20260415-0030963

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $520,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF APRIL, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY, RETURN TO SAME (*unless otherwise indicated*)
Vanderpool & Pearman, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3608LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Montrose Holdings, LLC and Holly Robinson and Zachary Hutchins	Same as the New Owner	
5020 Trousdale Drive		
Nashville, TN 37220		146 12 0 122.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROY JAMES RENFRO JR. AND MITZI RENFRO, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MONTROSE HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 50% INTEREST AND HOLLY ROBINSON, UNMARRIED AND ZACHARY HUTCHINS, UNMARRIED, AS TO AN UNDIVIDED 50% INTEREST,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Arrowwood Subdivision, of record in Book 6050, page 275, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Roy James Renfro, Jr. and Mitzi Renfro, husband and wife, by Warranty Deed from Beau West and wife, Melanie K. West, dated August 31, 2015, and recorded September 4, 2015, of record in Instrument No. 20150904-0090284, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY
More Commonly Known As: 5020 Trousdale Drive, Nashville, Tennessee, 37220
TAX PARCEL ID/APN: 146 12 0 122.00

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.

4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 6050, Page 275, of the Public Records of Davidson County, Tennessee.

5. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 2133, Page 59, of the Public Records of Davidson County, Tennessee.

6. Restrictive covenants, conditions, and easement(s) contained in instrument recorded in Book 2154, Page 326, of the Public Records of Davidson County, Tennessee.

7. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

This is improved property known as 5020 Trousdale Drive, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 hand on the 14th day of April, 2026.

Roy James Renfro Jr.

Mitzi Renfro

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ROY JAMES RENFRO JR. AND MITZI RENFRO, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of April, 2026.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

Notary Public

My Commission Expires: _____

I Lisa Allard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic I Lisa Allard, 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 April 14, 2026.

Lisa Allard, Affiant April 14, 2026

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this April 14, 2026.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-13-2028