THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26- 9337-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,800,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 2026. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1406261 DEEDWARR
04/16/2026 02:20:49 PM 2 pgs
Fees: $13.00 Taxes: $6,660.00
20260416-0031362

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Ashley Rohe and Ryan Rohe	New Owner	
707 Overton Park		117-13-0B-149.00-CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Scott D. Edwards and Alisa S. Edwards, as Trustees of The 2024 Edwards Community Property Trust u/a/d October 7, 2024,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Ashley Rohe and Ryan Rohe, wife and husband,**

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:

Land in Davidson County, Tennessee, being Lot No. 707 on the Final Plat of Abbottsford Phase 2, a Planned Unit Development, Revision 1, Plat of Correction, as of record in Instrument No. 20010502-0044874, revised in Instrument No. 20020305-0027572, corrected in Instrument No. 20020828-0104512, and amended in Instrument No. 20030728-0105238, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Scott D. Edwards and wife, Alisa S. Edwards, as tenants by the entirety by Warranty Deed from Michael A. Boroch and wife, Ramona Boroch of record in Instrument No. 20110719-0055117 Register's Office for Davidson County, Tennessee, dated July 18, 2011 and recorded on July 19, 2011.

Being the same property conveyed to Scott D. Edwards and Alisa S. Edwards, as Trustees of The 2024 Edwards Community Property Trust by Quitclaim Deed from Scott D. Edwards and wife, Alisa S. Edwards of record in Instrument No. 20241009-0078430 Register's Office for Davidson County, Tennessee, dated October 07, 2024 and recorded on October 09, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property is known as **707 Overton Park, Nashville, TN 37215**

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, their heirs and assigns forever; and we do covenant with 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 is 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 hands this the 13th day of April, 2026.

The 2024 Edwards Community Property Trust u/a/d October 7, 2024

BY: Scott D Edwards, Trustee
Scott D. Edwards, Trustee

BY: Alisa S. Edwards Trustee
Alisa S. Edwards, Trustee

STATE OF VA
COUNTY OF Henrico

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Scott D. Edwards and Alisa S. Edwards**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustees of the **The 2024 Edwards Community Property Trust u/a/d October 7, 2024,** the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand and official seal this the 13 day of April 2026.

My Commission expires: 9-30-2028

Notary Public

Naomi Blessing
Commonwealth of Virginia
Notary Public
Commission No. 8122627
My Commission Expires 9/30/2028