THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353749** Karen Johnson Davidson County Batch # 1407649 DEEDWARR 04/17/2026 10:14:36 AM 2 pgs Fees: $13.00 Taxes: $14,800.00 20260417-0031617	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $4,000,000.00. Affiant Subscribed and sworn to before me, this 16th day of April, 2026. Notary Public My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 4, 2027

WARRANTY DEED

Address New Owner: The Harvey Family Revocable Trust 5750 NE Island Cove Way #3303 Stuart, FL 34996	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 144 00 0 089.00

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, **Clint Fehr and wife, Linda Fehr,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frank Akers Harvey, Trustee of The Harvey Family Revocable Trust dated July 7, 2025**, ("Grantees"), its 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 Lot No. 2 on the Plan of Bancroft, as shown by plat appearing of record in Plat Book 9700, Pages 326 and 327, as amended in Book 11595, Page 671, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Clint Fehr and wife, Linda Fehr, by Warranty Deed from Patrick G. Moore and wife, Lynn H. Moore, of record in Instrument No. 20130307-0022785, in the Register's Office of Davidson County, Tennessee, dated February 28, 2013, and recorded on March 07, 2013.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bancroft, as recorded in Plat Book 9700, Page(s) 326, as amended in Book 11595, Page 671.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Consolidation of Lots 2 & 3, Final Plat of Bancroft Parcels 89 & 90, as recorded in Instrument No. 20220617-0069429.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10319, Page 1, as amended in Book 10366, Page 623, Book 10564, Page 570 and Instrument No. 20210201-0013887.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7911, Page 385, Book 7911, Page 389, Book 8009, Page 109 and Book 10224, Page 103.

Title to that portion of the land lying below the ordinary low water mark of Otter Creek.

Easement for the flow of the waters of Otter Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Otter Creek, free from diminution or pollution.

This is improved property located at 5915 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 8th day of April, 2026.

Clint Fehr

Linda Fehr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clint Fehr and Linda Fehr, 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
My Commission Expires: _____

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027