THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch # 1408269 DEEDWARR
04/20/2026 09:40:52 AM 2 pgs
Fees: $13.00 Taxes: $13,801.00
20260420-0032021

ADDRESS NEW OWNER
Alex Kyle Trent and Lauren Wilson Trent
2433 Golf Club Lane
Nashville, TN 37215

SEND TAX BILLS TO
NEW OWNER

MAP/PARCEL
117-05-0-079.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHRISTOPHER MARK WATKE AND MARY MCCONAHAY WATKE, TRUSTEES OF THE CHRIS AND MARY WATKE TRUST, DATED OCTOBER 2, 2019** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **ALEX KYLE TRENT AND LAUREN WILSON TRENT, HUSBAND AND WIFE,** "Grantees" herein), their successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Plan of D.W. Smith Subdivision, of record in Plat Book 6200, page 907, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHRISTOPHER MARK WATKE AND WIFE, MARY MCCONAHAY WATKE, by deed from H. CLAY NEWSOME, III AND WIFE, LOU ANNE NEWSOME, of record in Instrument No. 20010905-0096181, dated September 4, 2001, said Register's Office.

CHRISTOPHER MARK WATKE AND WIFE, MARY MCCONAHAY WATKE further conveyed to CHRISTOPHER MARK WATKE AND MARY MCCONAHAY WATKE, TRUSTEES OF THE CHRIS AND MARY WATKE TRUST DATED OCTOBER 2ND, 2019, by quitclaim deed of record in Instrument No. 20200214-0016979, dated February 12, 2020, said Register's Office.

Being improved property known as: 2433 Golf Club Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2026 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 11th day of April, 2026.

THE CHRIS AND MARY WATKE TRUST,
DATED OCTOBER 2, 2019

CHRISTOPHER MARK WATKE, TRUSTEE

MARY MCCONAHAY WATKE, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared **CHRISTOPHER MARK WATKE AND MARY MCCONAHAY WATKE, TRUSTEES OF THE CHRIS AND MARY WATKE TRUST, DATED OCTOBER 2, 2019**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 11th day of April 2026, 2026.

Notary Public

My Commission Expires: 11/5/29

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$3,730,000.00.**

Sworn to and subscribed before me this 7 day April, 2026.

Notary Public

My Commission Expires: Nov 8 2027

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON