THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260353637** Karen Johnson Davidson County Batch # 1410323 DEEDWARR 04/23/2026 09:45:59 AM 2 pgs Fees: $13.00 Taxes: $16,927.50 20260423-0033758	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $4,575,000.00. Affiant Subscribed and sworn to before me, this 21st day of April, 2026. Notary Public My Commission Expires: 1/30/29 MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN. 30, 2029

WARRANTY DEED

Address New Owner: Grayson Oneil Garvin and Madeline Walker Garvin 2009 Cromwell Dr Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 158 03 0 005.00

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, **Lyman T. Davis, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grayson Oneil Garvin and Madeline Walker Garvin, husband and wife**, ("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. 54 on the Plan of HILLSBORO PARK, SECTION II of record in Plat Book 2331, Pages 61 and 62, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lyman T. Davis, Jr, Unmarried, by Warranty Deed from Samantha Dale Richter, Unmarried, and Jonathan Hart Price, unmarried, of record in Instrument No. 20241119-0089519, in the Register's Office of Davidson County, Tennessee, dated November 15, 2024 and recorded on November 19, 2024.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillsboro Park, Section II, as recorded in Plat Book 2331, Page(s) 61 and 62.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2435, Page 237 and Addendum recorded in Book 4207, Page 397; Book 2446, Page 405, as corrected in Book 2447, Page 303 and amended in Book 2603, Page 440.

This is improved property located at 2009 Cromwell Dr 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 15th day of April, 2026.

Lyman T. Davis, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lyman T. Davis, Jr., 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 15th day of April, 2026.

Notary Public
My Commission Expires: _____

