Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260454021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,720,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of April, 2026.

Notary Public
My Commission Expires

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Karen Johnson
Batch # 1411032
04/24/2026 09:30:02 AM
Fees: $13.00 Taxes: $6,364.00

Davidson County
DEEDWARR
2 pgs

20260424-0034851

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan Kahn Living Trust 4516 Harpeth Hills Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 130-11-0-060.00

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, **Roy J. Garcia and Julia H. Garcia, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jonathan Kahn Living Trust dated December 7, 2012**, ("Grantee"), 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 the northerly 175 feet of Lot No. 3 of Block "D" on the Map of Tyne Meade, Section III, as of record in Book 1424, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 175 feet on the westerly side of Harpeth Hills Drive and runs back between parallel lines 263.2 feet to a dead line in the rear.

Being the same property conveyed to ROY J. GARCIA AND WIFE, CAROLYN R. GARCIA, by deed from NELL BLYTHE LACKEY-EXTON AND HUSBAND, PETER B. EXTON, of record 20010223-0017063, dated February 16, 2001, said Register's Office.

CAROLYN R. GARCIA conveyed her interest to ROY J. GARCIA by deed of record in Instrument No. 20091005-0091993, dated September 24, 2009, said Register's Office.

ROY J. GARCIA conveyed his interest to JULIA H. GARCIA, to create a tenancy by the entirety, by deed of record in Instrument No. 20140919-0086119, dated May 30, 2014, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 130-11-0-060.00.

Matters shown on the Plan of record in Plat Book 1424, pages 12, 13 & 14, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record Book 5258, page 537, said Register's Office.

This is improved property located at 4516 Harpeth Hills Drive 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 21st day of April, 2026.

Roy J. Garcia

Julia H. Garcia

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Roy J. Garcia and Julia H. Garcia, 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 21st day of April, 2026.

Notary Public

My Commission Expires: _____

