Karen Johnson Davidson County
Batch# 1411646 DEEDWARR
04/27/2026 10:21:30 AM 4 pgs
Fees: $23.00 Taxes: $9,620.00
20260427-0036099

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1037

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth Scott Barrett and Noelle Elizabeth Barrett, Co-Trustees of the Noelle Elizabeth Barrett 2012 Irrevocable Trust, dated December 21, 2012, as amended March 1, 2025**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Encore Construction, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Tract I:
Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 7 & 8 of the Woodmont Park Subdivision, as of record in Plat Book 547, Page 148, at the Register's Office for Davidson County, Tennessee, and being particularly described as follows:

Beginning at an iron rod set at the intersection of the northerly right-of-way line of Woodmont Boulevard and the westerly right-of-way line of Cantrell Avenue; Thence leaving the westerly right-of-way line of Cantrell Avenue with the northerly right-of-way line of Woodmont Boulevard, North 82 deg 48 min 37 sec West, 176.39 feet to an existing iron rod, at a corner common with Lot 7, Woodmont Park Subdivision, as of record in Plat Book 547, Page 148, at the Register's Office for Davidson County, Tennessee, also being the property John F. Porterfield GST Exempt Trust, Et Al, as of record in Instrument Number: 20150901-0088622, at the Register's Office for Davidson County, Tennessee; Thence leaving the northerly right-of-way line of Woodmont Boulevard, with the easterly property line of John F. Porterfield GST Exempt Trust, Et Al, North 08 deg 50 min 39 sec East, 250.21 feet to an existing iron rod at a corner common with Lot 51 of the Woodmont Park Subdivision, as of record in Plat Book 547, Page 148, at the Register's Office for Davidson County, Tennessee, also being the property of Noelle Elizabeth Barrett 2012 Irrevocable Trust, as of record in Instrument Number: 20180801-0075283, at the Register's Office for Davidson County, Tennessee; Thence with the southerly property line of said Lot 51, South 82 deg 54 min 02 sec East, 200.38 feet to a point in the westerly right-of-way line of Cantrell Avenue; Thence with the westerly right-of-way line of Cantrell Avenue, South 08 deg 46 min 04 sec West, 226.20 feet to an iron rod set; Thence with a curve to the right, along an arc length of 38.58 feet, the central angle of which is 88 deg 25 min 19 sec, the radius of which is 25.00 feet, the chord of which is South 52 deg 58 min 43 sec West, 34.87 feet to the POINT OF BEGINNING. Containing 50,062 square feet or 1.149 acres more or less according to a survey dated April 28, 2021 by Cherry Land Surveying, Inc.

Being the same property conveyed to Elizabeth Scott Barrett, Trustee of the Noelle Elizabeth Barrett 2012 Irrevocable Trust, U/A/D December 21, 2012, by deeds dated July 24, 2018 from Michael Trupin, married of record in Instrument No. 20180801-0075277 and Instrument No. 20180801-0075278, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 3, 2021 of record in Instrument No. 20210507-0061920, subject property was combined into one single tax parcel. Corrected by Scrivener's Affidavit of record in Instrument No. 20260217-0012314, Register's Office for Davidson County, Tennessee. Noelle Elizabeth Barrett was named Co-Trustee by Amendment to the Trust Agreement dated March 1, 2025.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of D.T. Crockett's Woodmont Park Subdivision of record in Book 547, page 148, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth Scott Barrett, Trustee of the Noelle Elizabeth Barrett 2012 Irrevocable Trust, U/A/D December 21, 2012 by deed dated July 24, 2018 from Michael Trupin, married of record in Instrument No. 20180801-0075283, Register's Office for Davidson County, Tennessee. Noelle Elizabeth Barrett was named Co-Trustee by Amendment to the Trust Agreement dated March 1, 2025.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property known as 3704 Woodmont Blvd, Nashville, TN 37215 and unimproved property known as 0 Cantrell Ave, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Encore Construction 130 Seaboard Lane Suite A2 Franklin TN37067	NEW OWNER	116-08-0-156.00 – Tract 1 116-08-0-158.00 – Tract 2

WITNESS THE EXECUTION HEREOF this 23rd day of April, 2026.

Noelle Elizabeth Barrett, Co-Trustee of Noelle Elizabeth Barrett 2012 Irrevocable Trust, dated December 21, 2012, as amended March 1, 2025

State of Tennessee)
County of Davidson)

On this 23rd day of April, 2026, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Noelle Elizabeth Barrett, Co-Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Elizabeth Scott Barrett, Co-Trustee of Noelle Elizabeth Barrett 2012 Irrevocable Trust, dated December 21, 2012, as amended March 1, 2025

State of Louisiana)
~~County~~ Parish of Orleans)

On this 22nd day of April, 2026, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Elizabeth Scott Barrett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained.

Notary Public

My Commission Expires: For Life

BENJAMIN BRAINIS
NOTARY PUBLIC
Notary ID 146992
STATE OF LOUISIANA

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,600,000.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of April, 2026.

Notary Public

My Commission Expires: 9/5/28

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/23/26 (date of document).

Affiant Signature

4/24/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

