THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353889** Karen Johnson Davidson County Batch # 1413664 DEEDWARR 04/30/2026 09:41:22 AM 2 pgs Fees: $13.00 Taxes: $2,220.00 20260430-0038238	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Affiant Subscribed and sworn to before me, this 29th day of April, 2026. Notary Public My Commission Expires:

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathleen Michelle Paulsen 4425 Belmont Park Terrace Nashville TN 37215	New Owner	Tax Parcel ID No. 131 07 0 156.00

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, **Brian D. Waller, Trustee of the Brian D. Waller Revocable Living Trust dated February 27, 2020 and Ryan C. Jacobs, married, tenants in common** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Kathleen Michelle Paulsen**, ("Grantees"), their 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. 3-A on the Plan of ZONE LOT DIVISION, LOT 2 & 3, GILBERT PLACE, of record in Plat Book 6250, Page 886, as amended in Book 8185, Page 53 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ryan C. Jacobs, married, and Brian D. Waller, married, as tenants in common, by Quitclaim Deed from Ryan C. Jacobs, of record in Instrument No. 20100702-0051986, in the Register's Office of Davidson County, Tennessee, dated June 30, 2010 and recorded on July 2, 2010. Brian D. Waller further conveyed his one-half (1/2) interest to Brian D. Waller, Trustee of the Brian D. Waller Revocable Living Trust, dated February 27, 2020 by Warranty deed of record in Instrument No. 20201015-0119622, in the Register's Office of Davidson County, Tennessee, dated August 26, 2020 and recorded on August 15, 2020.

Being the same property conveyed to Ryan C. Jacobs, unmarried, by Warranty Deed from Sarah L. Thompson Knestrick and husband, Walter Knestrick, of record in Instrument No. 20051123-0141937, in the Register's Office of Davidson County, Tennessee, dated November 18, 2005 and recorded on November 23, 2005.

Said property has never been the marital residence of Grantors.

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.

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 ZONE LOT DIVISION, LOT 2 & 3, GILBERT PLACE, as recorded in Plat Book 6250, Page(s) 886 Amended in Book 8185, Page 53.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GILBERT PLACE, as recorded in Plat Book 6050, Page 117.

This is improved property located at 4425 Belmont Park Terrace 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.

Brian D. Waller Revocable Living Trust dated February 27, 2020

BY: Brian D. Waller, Trustee

Ryan C. Jacobs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian D. Waller, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee for the Brian D. Waller Revocable Living Trust dated February 27, 2020 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of April, 2026.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan C. Jacobs, 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: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026