Karen Johnson
Batch # 1413671
04/30/2026 09:49:18 AM
Fees: $18.00 Taxes: $5,920.00

Davidson County
DEEDWARR
3 pgs

20260430-0038251

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

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39184	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00. Affiant Subscribed and sworn to before me this 28th day of April, 2026. Notary Public My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Savarese and Solene Savarese 316 Whitworth Way Nashville, TN	NEW OWNER	Map and Parcel No.: 104140H03000CO

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, Larry Keele, as Trustee of the Leiyan Keele 2021 Trust, u/a/d March 12, 2021 (incorrectly referred to as the Laiyan Keele 2021 Trust in the prior deed) ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to John Savarese and Solene Savarese, husband and wife ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 316 Whitworth Way, Nashville, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 27th day of April, 2026.

GRANTOR:

Larry Keele, Trustee

Larry Keele, as Trustee of the Leiyan Keele 2021 Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Larry Keele, as Trustee of the Leiyan Keele 2021 Trust, u/a/d March 12, 2021, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2026.

Notary Public
My Commission Expires: 3/8/28

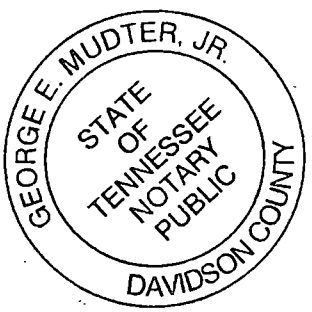


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No.22 on the Plan of Whitworth Phase 3, Section I, as of record in Plat Book 7900, pages 866, 867, 868, as amended in Book 9582, Page 834, and corrected in Book 10270, page 34, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry Keele, as Trustee of the Leiyan Keele 2021 Trust, u/a/d March 12, 2021 (incorrectly referred to as the Laiyan Keele 2021 Trust in the prior deed) by deed dated August 29, 2023 from Anthony B. Daniels and Sahar Kohanim, Trustees of the Kohanim-Daniels Revocable Living Trust, dated March 27, 2020, of record in Instrument No. 20230831-0068234, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Declaration of Covenants, Conditions and Restrictions for Whitworth of record in Book 8026, page 305, annexed in Book 10503, page 139, amended in Book 8282, page 45, Book 8830, page 249, Book 9778, page 27, and Instrument No. 20100615-0046543, Register's Office for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions and Restrictions for Section C of record in Book 9567, page 216, Register's Office for Davidson County, Tennessee.
6. Amended By-Laws of record in Instrument No. 20030812-0097386, Register's Office for Davidson County, Tennessee.
7. Dedication of common area to SWMA Association of record in Book 10053, page 692, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 7900, pages 866 thru 868, amended in Book 9582, page 834, and corrected in Book 10270, page 34, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Book 6900, pages 838 thru 841, Register's Office for Davidson County, Tennessee.
10. Easement for sewer of record in Book 3467, page 204 and in Book 3573, page 442, Register's Office for Davidson County, Tennessee.
11. Easement for Storm Water Maintenance System of record in Book 9736, page 221, Register's Office for Davidson County, Tennessee.
12. Easement Agreement of record in Book 9778, page 16, Register's Office for Davidson County, Tennessee.
13. Storm water detention agreement of record in Book 10633, page 334, Register's Office for Davidson County, Tennessee.
14. Designation Agreement of Declarant recorded in Book 9738, page 770, Register's Office for Davidson County, Tennessee.