THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353901** Karen Johnson Davidson County Batch # 1417332 DEEDWARR 05/07/2026 10:03:26 AM 2 pgs Fees: $13.00 Taxes: $15,540.00 20260507-0041150	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$4,200,000.00~~ Affiant Subscribed and sworn to before me, this 6th day of May, 2026. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Elizabeth Sauer and Edmund S. Sauer 208 Lynnwood Blvd Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 07 0 054.00

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, **William G. Prins, Jr. and Bronte G. Prins, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Sauer and Edmund S. Sauer, wife and husband**, ("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 the north 100 feet of Lot No. 36 and the south 100 feet of Lot No. 37 on the Map of ROYAL OAKS LAND COMPANY'S SUBDIVISION OF THE BAKER TRACT, of record in Plat Book 421, Page 102 and 103, Register's Office for said County.

Said part of Lot No. 36 fronts 100 feet on the easterly side of Lynwood Boulevard and runs back between parallel lines 200 feet to the rear line of Lot No. 37.

Said part of Lot No. 37 fronts 100 feet on the westerly side of Dupont Avenue and runs back between parallel lines 200 feet to the rear line of Lot No. 36.

Being the same property conveyed to William G. Prins, Jr. and Bronte G. Prins, husband and wife, by Warranty Deed from Elizabeth S. Courtney, Executrix of The Estate of Veronica Strobel-Seigenthaler, deceased, of record in Instrument No. 20220801-0087103, in the Register's Office of Davidson County, Tennessee, dated July 28, 2022, and recorded on August 01, 2022. Thomas P. Seigenthaler having since died leaving Veronica Strobel Seigenthaler as surviving tenant by the entirety. Veronica Strobel Seigenthaler having since died on January 1, 2022, leaving a Last Will and Testament filed for Probate in Case No. 22P555, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, Veronica Strobel Seigenthaler directed that the Executrix administer and distribute the real property as part of her probate estate.

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.

County of DAVIDSON taxes for the year 2026 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2026 and thereafter, for tax parcel identification number 116 07 0 054.00, 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 ROYAL OAKS LAND COMPANY'S SUBDIVISION OF THE BAKER TRACT, as recorded in Plat Book 421, Page 102 and 103.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1160, Page 339.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 208 Lynnwood Blvd Nashville TN 37205

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 6th day of May, 2026.

William G. Prins, Jr.

Bronte G. Prins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William G. Prins, Jr. and Bronte G. Prins, 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 6th day of May, 2026.

Notary Public

My Commission Expires: _____

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