RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-5580

Karen Johnson Davidson County
Batch # 1418726 DEEDWARR
05/11/2026 12:33:14 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20260511-0042250

STATE OF TENNESSEE
COUNTY OF Davidson

BOX 10-A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 day of May, 2026

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm. Expires May 28, 2029 COUNTY OF WILLIAMSON

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shovel Ready, LLC 708 Newhall Drive Nashville, TN 37206	Same	083 11 0 115.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Amelia Northington, Executrix of Estate of Robert M. West

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shovel Ready, LLC, a Tennesee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Eastland Acres, Section I, as of record in Book 2133, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Russell G. West and wife, Bessie G. West by Deed from Lawrence Parham and Linda Kinzer Parham Miner, dated 10/16/1978, recorded 10/18/1978, of record in Book 5352, Page 154, Register's Office for Davidson County, Tennessee. The said Russell G. West died on or about July 12, 2006, leaving Bessie G. West as the surviving tenant by

the entirety. The said Bessie G. West died on or about July 25, 2019. Reference is made to the affidavits of heirship naming Robert M. West as her sole heir, of record in Instrument Nos. 20191220-0131371, 20260511-0042248, and 20260511-0042249, in said Register's Office. The said Robert M. West died on or about June 20, 2025. Reference is made to his last will and testament, admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 25P2001, in which he names Amelia Northington as Executor and directs the sale of the subject property by the Executor. Reference is further made to the Agreement to Sell Real Property in said court.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 708 Newhall Drive, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Dated this the 6th day of May, 2026.

Estate of Robert M. West

By: Amelia Northington, Executrix
Amelia Northington, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of May, 2026, before me personally appeared Amelia Northington, Executrix of Estate of Robert M. West, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of May, 2026.

Cory Schuyler
Notary Signature
My commission expires: 2·2·2030

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/02/2030
WILLIAMSON COUNTY