THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260453943

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,100,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of May, 2026.

Notary Public
My Commission Expires: _____

JANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2028

Karen Johnson Davidson County
Batch # 1421993 DEEDWARR
05/19/2026 11:01:59 AM 2 pgs
Fees: $13.00 Taxes: $7,770.00
20260519-0044782

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin B. Churchwell and Gloria Respress-Churchwell 14 Baldpate Hill Rd Newton, MA 02459-2824	New Owner	Tax Parcel ID No. 158-04-0A-023.00 CO

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, **M. David Jones and Janet Sue Jones, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kevin B. Churchwell and Gloria Respress-Churchwell, husband and wife**, ("Grantees"), their 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 Lot No. 119 on the Plan of Revised Plan of Otterwood, Section Two, as of record in Book 6900, pages 598-602, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to M. DAVID JONES and wife, JANET SUE JONES, by deed from FLOYD HOBBS JR., SUCCESSOR TRUSTEE OF THE MARGARET M. GROW REVOCABLE LIVING TRUST U/A 7-8-96, of record in Instrument No. 20050321-0030373, dated March 18, 2005, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 158-04-0A-023.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7260, Page 483 and Book 8762, Page 199, said Register's Office.

Transmission Line Easement of record in Book 2248, Page 618, Book 2271, Page 196 and Book 2249, page 86, said Register's Office.

Easement(s) of record in Book 7667, page 218, corrected by instrument in Book 7942, page 678, said Register's Office.

This is improved property located at 19 Park Meadows 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 15th day of May, 2026.

M. David Jones

Janet Sue Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, M. David Jones and Janet Sue Jones, 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 15th day of May, 2026.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

My Commission Expires: _____