Karen Johnson Davidson County
Batch# 1426278 DEEDWARRSP
05/28/2026 08:28:30 AM 4 pgs
Fees: $23.00 Taxes: $3,885.00
20260528-0048276

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

Address of New Owner	Send Tax Bills To:	Parcel ID Number
Greenhills Estates Group LLC 1616 West End Ave #2704 Nashville, TN 37203	Greenhills Estates Group LLC 1616 West End Ave #2704 Nashville, TN 37203	117-01-0-100.00

EXECUTOR AND TRUSTEE SPECIAL WARRANTY DEED

SALLY A. WOLKOFF (the "Decedent") died testate on December 12, 2025, leaving a Last Will and Testament dated August 29, 1997 (the "Will"), which has been admitted to probate and properly recorded under Docket No. 26P315 in the Seventh Circuit Court for Davidson County, Nashville, Tennessee. At the time of her death, the Decedent owned the real property described on Exhibit A attached hereto (the "Property"). Debra W. Sontag is the duly qualified and acting Executor of the Decedent's estate and Trustee of the family trust (the "Family Trust") created under the Decedent's Will. Under the Decedent's Will, upon her death, the Property shall be distributed to Debra W. Sontag, Trustee of the Family Trust.

NOW THEREFORE, for and in consideration of TEN AND 00/100 DOLLARS ($10.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, DEBRA W. SONTAG, AS EXECUTOR OF THE DECEDENT'S ESTATE and TRUSTEE OF THE FAMILY TRUST (collectively, the "Grantor"), does hereby convey unto GREENHILLS ESTATES GROUP LLC, a Tennessee limited liability company (the "Grantee"), all of her right, title and interest as executor and trustee in and to the Property, which is located in Davidson County, Tennessee and more particularly described on Exhibit A attached hereto.

Being property known as 702 Lynnbrook Road, Nashville, TN 37215.

Grantor covenants and binds herself, her successors and assigns to warranty specially and forever defend the title to said real estate to Grantee, its successor and assigns, against the lawful claims of all persons claiming through and under Grantor, but not further or otherwise.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

[*Signatures begin on following page.*]

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 26th day of May, 2026.

Debra W. Sontag

DEBRA W. SONTAG, EXECUTOR OF THE ESTATE OF SALLY A. WOLKOFF AND TRUSTEE OF THE FAMILY TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF SALLY A. WOLKOFF

STATE OF Texas)
COUNTY OF Dallas)

Personally appeared before me, by audio-visual communication, the undersigned, an online Notary Public in and for the State and County aforesaid, Debra W. Sontag, Executor and Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes stated therein.

WITNESS my hand, at office, this 26th day of May, 2026.

NOTARY PUBLIC STATE OF TEXAS
Jerry Duffey
ID NUMBER
132849453
COMMISSION EXPIRES
January 5, 2029

Jerry Duffey

Notary Public
My Commission Expires: 01/05/2029

Electronically signed and notarized online using the Proof platform.

STATE OF TENNESSEE)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration for this transfer or value of property transferred (whichever is greater) is $1,050,000.

Affiant

Subscribed and sworn to before me this 26th day of May 2026.

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 11-21-26

202605280048276

Exhibit "A"
Property Description
5854-26NASH-TN

Land in Davidson County, Tennessee, being Unit A and Unit B, 702 Lynnbrook Road, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for 702 Lynnbrook Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20260506-0040972, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Henry Wolkoff and wife, Sally Wolkoff by Warranty Deed of record from Caroline Broadwell, unmarried of record in Book 2495, Page 61, Register's Office for Davidson County, Tennessee, dated March 02, 1956. and recorded on March 05, 1956.

Being the same property conveyed to Sally Wolkoff by Quitclaim Deed from Henry Wolkoff of record in Book 6028, Page 480, Register's Office for Davidson County, Tennessee, dated March 28, 1983 and recorded on March 29, 1983.

Sally Wolkoff, having died testate on December 12, 2025, her interest in said property being conveyed pursuant to the terms of her Last Will and Testament as shown in Docket No. 26P315, Seventh Circuit Court (Probate Division), Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 26, 2026.

J. Carlton Drumwright

May 26, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 26, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY