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

BOX 10

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260454323 B

Karen Johnson Davidson County
Batch # 1426602 DEEDWARR
05/29/2026 09:26:59 AM 3 pgs
Fees: $18.00 Taxes: $758.50

20260529-0048685

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $205,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of May, 2026.

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY TENN.

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
August 30, 2028
STATE OF TENNESSEE

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
IRA Innovations LLC as Custodian fbo William F. Snyder SEP IRA PO Box 360750 Birmingham, AL 35236	New Owner	Tax Parcel ID No. 090 11 0A 151.00 & 090 11 0A 163.00 & 090 11 0A 166.00

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, **Richard C. Katz and Catherina Katz, Trustees of the Richard C. Katz and Catherina Katz Revocable Trust dated May 15, 2003** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **IRA Innovations LLC as Custodian fbo William F. Snyder SEP IRA**, ("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 Units 151, 163, and 166, ROCK HARBOR CONDOMINIUMS, as established under Master Deed of record in Book 6153, Page 421, as Restated in Book 6162, Page 251 and Amendment recorded in Book 7369, Page 206 and Amendment to Bylaws recorded in Book 6896, Page 661; Instrument No. 20060712-0083758 and Instrument No. 20100121-0005427, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Richard C. Katz and Catherina Katz, Trustees of the Richard C. Katz and Catherina Katz Revocable Trust dated May 15, 2003, by Warranty Deed from Garndal Davis and Wife Wilda Davis, of record in Instrument No. 20140113-0003404, in the Register's Office of Davidson County, Tennessee, dated January 09, 2014, and recorded on January 13, 2014.

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.

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 ROCK HARBOR APARTMENTS, as recorded in Plat Book 4460, Page 71.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Rock Harbor Condominium of record in Book 6153, Page 421, as Restated in Book 6162, Page 251 and Amendment recorded in Book 7369, Page 206 and Amendment to Bylaws recorded in Book 6896, Page 661; Instrument No. 20060712-0083758 and Instrument No. 20100121-0005427; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement recorded in Book 2147, Page 42 and Book 4196, Page 206.

Easement recorded in Book 2147, Page 42 and Book 4196, Page 206.

Lease Agreement as set forth in instrument recorded in Book 4726, Page 568 and Book 5114, Page 37.

Charter for Rock Harbor Condominium Association recorded in Book 6145, Page 762.
Deed of Conveyance to Metropolitan Government for Water Main recorded in Book 4664, Page 21.

Rights of others in and to the common elements.

Said Lot 132 has also been referred to in the Chain of Title as N-132 Rock Harbor Condominium.

This is improved property located at 515 Basswood Dr R151, S163 & S166 Nashville TN 37209

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 27th day of May, 2026.

Richard C. Katz and Catherina Katz Revocable Trust dated May 15, 2003

By: _____ CO-TRUSTEE
Richard C. Katz, Trustee

By: _____ CO-TRUSTEE
Catherina Katz, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard C. Katz and Catherina Katz, 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 and who further acknowledged that they are the Trustees of The Richard C. Katz and Catherina Katz Revocable Trust Dated May 15, 2003, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

_____
Notary Public
My Commission Expires: _____

See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On May 27, 2026 *Date* before me, Viorica Marcu, Notary Public *Here Insert Name and Title of the Officer*,

personally appeared Richard C Katz and Catherina Katz *Name(s) of Signer(s)*,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VIORICA MARCU
COMM. # 2410077
NOTARY PUBLIC · CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES AUG. 4, 2026

Signature _____ *Signature of Notary Public*

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: May 27, 2026 Number of Pages: 3
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Richard C. Katz
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☑ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: Richard C. Katz and Catherina Katz Revocable Trust

Signer's Name: Catherina Katz
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☑ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: Richard C. Katz and Catherina Katz Revocable Trust

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