BOX 14 26-91-SH

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 39178-04-2026**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $6,131,250.00. Affiant Subscribed and sworn to before me this 29th day of May, 2026. Notary Public My Commission Expires: 11/19/28

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Louis A. Green III, Helen S. Green 215 Lynnwood Boulevard Nashville, TN 37205	**Send Tax Bills To:** "NEW OWNER"	**Tax Information:** Map and Parcel No.: 11607004200

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, **Kae P. Gallagher, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Louis A. Green, III and Helen S. Green, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 215 Lynnwood Boulevard, Nashville, TN 37205.

Thomas A. Gallagher, spouse of Grantor, joins in the execution of this instrument in order to convey all martial interest that he holds in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch # 1426872 DEEDWARR
06/01/2026 11:23:16 AM 3 pgs
Fees: $18.00 Taxes: $22,685.63

20260601-0049032

IN WITNESS WHEREOF, Grantors have executed this instrument on the 28th day of May, 2026.

Kae P. Gallagher

Thomas A. Gallagher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kae P. Gallagher and Thomas A. Gallagher, 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 28th day of May, 2026.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 9 and the easterly 15 feet of a 30 foot abandoned court adjoining Lot No. 9 in the rear, on the Plan Pendleton and Blair's subdivision of Lynwood Park, as of record in Book 421, page 28, Register's Office for Davidson County.

Said Lot No. 9 and the easterly 15 feet of the abandoned court fronts 175 feet on the westerly side of Lynwood Blvd. and extends back 243 feet, more or less, on the southerly line, passing the southwest rear corner of Lot No. 9 at 228 feet, and 236 feet, more or less on the northerly line, passing the northwest corner of Lot No. 9 at 221 feet to the center line of the 30 foot abandoned court in the rear measuring 110 feet, more or less thereon.

Being the same property conveyed to Thomas A. Gallagher and wife, Kae P. Gallagher by deed dated July 2, 2001 from Raymond Pirtle, Jr., married of record in Instrument No. 20010703-0070453, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 8, 2024 of record in Instrument No. 20240308-0016437, Register's Office for Davidson County, Tennessee, Thomas A. Gallagher, married conveyed his interest in subject property to Kae P. Gallagher, married.

This conveyance is made subject to:

1. Davidson County taxes for the year 2026, a lien, but not yet due and payable, which have been prorated and assumed by Grantees.
2. Belle Meade City taxes for the year 2026, a lien, but not yet due and payable, which have been prorated and assumed by Grantees.
3. All matters appearing on the Plan of record as Book 421, page 28, Register's Office for Davidson County, Tennessee.