WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,850,000.00.

Rebecca DePriest
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-05-30

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

S-AP-26-2126

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch # 1427609 DEEDWARR
06/03/2026 12:19:11 PM 2 pgs
Fees: $13.00 Taxes: $6,845.00
20260603-0050101

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Rebecca DePriest and Gregory DePriest	**Same As New Owner**	
(NAME)	(NAME)	**117-03-0-067.00**
2124 Sharondale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANTHONY PIEDMONTE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBECCA DEPRIEST AND GREGORY DEPRIEST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land located in Davidson County, Tennessee on the Northerly margin of Sharondale Drive, west of Hillsboro Pike, said land being part of Lot 5, Plan of Sharondale recorded in Book 332, page 119, described according to a boundary survey dated 7/14/09 by Campbell, McRae & Associates, surveying, Inc. (John Hood TN R.L.S. # 1838) as follows:

Beginning at an iron rod (old) on the Northerly margin of Sharondale Drive, said rod being the Southeast corner of Lot 5, Sharondale Drive Subdivision (Book 6050, Page 195 Register's Office for Davidson County, Tennessee) owned by Robert F. Kincaid (Book 1157, Page 664 Register's Office for Davidson County, Tennessee); thence leaving said Sharondale Drive with said Kincaid North 36 degrees 55 minutes 10 seconds East, passing the Southeast corner of Lot 5 of said Sharondale Drive Subdivision owned by said Kincaid for a total distance of 425.73 fee to an iron rod (old) at the Northeast corner of Lot 5 of said Sharondale Drive Subdivision in the Southerly Right of way)of Interstate Highway 440; thence with said Southerly Right of way South 73 degrees 32 minutes 15 seconds East 76.80 feet to a point in a utility pole at the Northwest corner of Sharonwood Condominium (Book 6200, Page 561 Register's Office for Davidson County, Tennessee); leaving said Southerly right of way with said Sharonwood Condominium South 28 degrees 25 minutes 26 seconds West, passing the Northwest corner of Lot 3, Sharonwood (Book 6200, Page 497 Register's Office for Davidson County, Tennessee) Owned by Bill R. and Emeldia C. Sawyer for a total distance of 458.30 feet to an iron rod (new) on the Northerly margin of said Sharondale Drive; thence with said Northerly margin North 52 degrees 47 minutes 36 seconds West 139.66 feet to the point of beginning containing 46944.94 square feet or 1.08 acres more or less.

Being the same property conveyed to Anthony Piedmonte by Warranty Deed from Meridian Capital Group LLC of record in Instrument No. 20230720-0055995 Register's Office for Davidson County, Tennessee, dated July 17, 2023 and recorded on July 20, 2023.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 119, Register's Office for Davidson County, Tennessee.
- Subject to easements or rights associated with any railroad adjoining the property, including any right to expand the right-of-way to the full extent of any charter or as set out in T.C.A. 65-6-109 or similar statute.
- Warranty Deed of record in Book 4737, Page 339, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2126 Sharondale Drive, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 2nd DAY OF JUNE, 2026.

Anthony Piedmonte

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY PIEDMONTE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of June, 2026.

Notary Public
My Commission Expires: 02/05/30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212