THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153252** Karen Johnson Davidson County Batch # 1428032 DEEDWARR 06/04/2026 02:23:54 PM 2 pgs Fees: $13.00 Taxes: $12,950.00 20260604-0050634	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,500,000.00. Affiant Subscribed and sworn to before me, this 1st day of June, 2026. Notary Public My Commission Expires:

DEBRA LEIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Irving and Lindsay Jacques Irving 137 Brookfield Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 130-09-0-019.00

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, **Matthew B. Jacques and Anna Mayo Jacques, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Brian Irving and Lindsay Jacques Irving, 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(s) 17, Block "C", as shown on the map entitled 2nd Revised Plan Highlands of Belle Meade No. 2, Blocks A, B, C, & D, of record in Plat Book 1130, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MATTHEW B. JACQUES AND ANNA MAYO JACQUES, HUSBAND AND WIFE, by deed from RONALD C. RICHARDS AND AMY P. RICHARDS, HUSBAND AND WIFE, of record in Instrument No. 20200129-0010692, dated January 28, 2020, 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. 130-09-0-019.00..
Matters shown on the Plan of record in Plat Book 1130, page 62, said Register's Office.

This is improved property located at 137 Brookfield Avenue Nashville TN 37205

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 1st day of June, 2026.

Matthew B. Jacques

Anna Mayo Jacques

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew B. Jacques and Anna Mayo Jacques, 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 1st day of June, 2026.

Notary Public

My Commission Expires: _____

