THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554557**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,300,000.00 Affiant Subscribed and sworn to before me, this 5th day of June, 2026. Notary Public My Commission Expires

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

Karen Johnson Davidson County
Batch # 1431722 DEEDWARR
06/10/2026 09:24:43 AM 2 pgs
Fees: $13.00 Taxes: $8,510.00
20260610-0052428

WARRANTY DEED

Address New Owner: Powell Land Investments, LLC. 2421 Bagley Road Cumming, GA 37741	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 04 0 052.00

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, **Robert L. Echols, Jr., Trustee of the Robert Lynn Echols Revocable Trust dated August 21st, 2025** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Powell Land Investments, LLC, a Georgia limited liability company** ("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 Lots Nos. 78, 79 and 80 on the map of Corinne Place, as of record in Book 332, page 1, Register's Office for said County.

Said Lot Nos. 78 and 79 adjoin and front together 105.5 feet on the northerly margin of Westwood Avenue and run back between parallel lines, 165 feet to an alley; the same having a width of 105.5 feet feet along said alley, with said Lot No. 78 ·adjoining and running with the westerly margi? of Utopia Avenue.

Said Lot No. 80 fronts fifty (50) feet on the northerly margin of what was known as Westwood Avenue but now known as Rose Dale Avenue and runs back between parallel lines to an alley.

Being the same property conveyed to Robert L. Echols by Warranty Deed from Jack C. Spence, of record in Book 5068, Page 480, in the Register's Office of Davidson County, Tennessee, dated September 8, 1976 and recorded on September 15, 1976. Robert L. Echols having died August 2nd, 2025 in Davidson County, TN. Last Will and Testament of Robert Lynn Echols filed in the Seventh Circuit of Davidson County in Probate Case No. 25P1691. Last Will and Testament of Robert L. Echols devised the subject property to the Robert Lynn Echols Revocable Trust.

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.

Copy of trust agreement as referred to in Probate Case No. 25P1691.

County of Davidson taxes for the year 2026 and thereafter, not yet due and payable.

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 Corinne Place, as recorded in Book 332, Page 1.

Rights or claims of tenants under unrecorded leases.

This is improved property located at 2159 Utopia Avenue Nashville TN 37211

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 5th day of June, 2026.

Robert Lynn Echols Revocable Trust dated August 21st, 2025

By: _____, Trustee
Robert L. Echols, Jr, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert L. Echols, Jr, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Robert Lynn Echols Revocable Trust, dated August 21, 2025, 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 5th day of June, 2026.

_____
Notary Public

