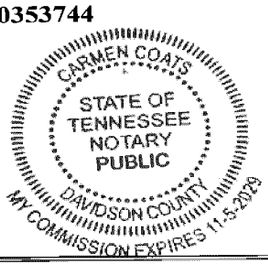
Karen Johnson Davidson County
Batch# 1431827 DEEDWARR
06/10/2026 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $14,800.00
20260610-0052627

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353744** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $4,000,000.00. Affiant Subscribed and sworn to before me, this 5th day of June, 2026. Carmen Coats Notary Public My Commission Expires: 11/5/29

WARRANTY DEED

Address New Owner: 5105 Franklin Pike Trust, dated June 4, 2026 5105 Franklin Pike Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 146 14 0 002.00

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, **John H. Wilters and Taryn R. Wilters, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **5105 Franklin Pike Trust, dated June 4, 2026,** ("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. 1 and 2 on the Final Plat, John Wilters Property of record in Instrument No. 20020716-0085391, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John H. Wilters and wife, Taryn R. Wilters by Warranty Deed from Warren C. Wilkerson and wife, Suzanne D. Wilkerson of record in Instrument No. 20020515-0059615, Register's Office for Davidson County, Tennessee, dated March 27, 2002 and recorded on May 15, 2002.

See also, Scrivener's Affidavit recorded on May 19, 2011 in Instrument No. 20110509-0035279, Register's Office for Davidson County, Tennessee

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 JOHN WILTERS PROPERTY, as recorded in Instrument No. 20020716-0085391.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7610, Page 614 and Book 7758, Page 741.

Rights of the public to the use of that part of the land described herein within the bounds of Otter Creek Road.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 5105 Franklin Pike Nashville TN 37220

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.

John H. Wilters

Taryn R. Wilters

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John H. Wilters and Taryn R. Wilters, 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 5th day of June, 2026.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 5. 2026

Affiant Signature

10th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

