Karen Johnson Davidson County
Batch# 1433542 DEEDWARR
06/16/2026 08:55:30 AM 4 pgs
Fees: $23.00 Taxes: $15,910.00
20260616-0054201

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 26-0[illegible]	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $4,299,999.00. Affiant Subscribed and sworn to before me this 12th day of June, 2026. Notary Public My Commission Expires: 7.17.27

MORGAN L BERO NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gary Nafus and Tara Nafus 614 Lynnwood Boulevard Nashville, TN 37205	New owner	Map and Parcel No.: 13003009900

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 E. Sims and Laura M. Sims, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Gary Nafus and Tara Nafus, 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 614 Lynnwood Boulevard, Nashville, TN 37205.

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 Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of June, 2026.

GRANTOR:

Robert E. Sims

Laura M. Sims

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert E. Sims and Laura M. Sims, 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 11th day of June, 2026.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

EXHIBIT "A"

Land lying in Davidson County, Tennessee, more particularly described as follows:

Parcel A:

Land in the 7th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 204 and 223 on the Plan of a part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described together as follows:

Beginning on the easterly margin of Lynwood Boulevard at an iron pin in concrete at the comer of Lots Nos. 203 and 204; thence with the easterly margin of said Boulevard southwardly 155.3 feet to the northwest comer of the property conveyed to Frances Orr Vance by deed from Mary Dozier Vess and husband, of record in Book 1491, page 387, said Register's Office; said point being 45.87 feet north of the comer of Lots Nos. 204 and 205; thence with the northerly line of said Vance property South 77 degrees 15minutes East 223.8 feet to Vance's northeast corner, continuing in the same direction 84.8 feet, in all 308.6 feet to an iron pin; thence North 6 degrees 40 minutes East 198.7 feet to an iron pin on the northerly line of Lot No. 223; thence with said line North 86 degrees 45 minutes West 75.3 feet to the comer of Lots Nos. 204 and 223; continuing in the same direction and with the northerly line of said Lot No. 204, 210.6 feet, in all 285.9 feet to the beginning.

Parcel B:

Being parts of Lots Nos. 222 and 223 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, Tennessee, and being shown as part of an unnumbered tract, lying west of Lots 1, 2 and 3, on the Map of Royal Oaks-Veevers' Addition, as of record in Book 2083, page 13, said Register's Office, and described as follows:

Beginning at the southwest comer of Lot No. 1 of said Veevers' Addition; thence westerly on a continuation of the southerly line of Lot 1, 155.9 feet to a point; thence northerly 237.5 feet to a point; thence easterly 136.4 feet to a point in the westerly line of Lot 3; thence with the westerly line of Lots 3, 2 and l, southerly 246.1 feet to the point of beginning.

Being the same property conveyed to Robert E. Sims and Laura M. Sims, husband and wife, by deed from Dennis T. Delaney and/or Catherine C. Delaney, Trustees of the Dennis & Catherine Delaney Living Trust, established by the Revocable Trust Agreement of Dennis T. Delaney and Catherine C. Delaney, dated February 16, 2016, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, of record in Instrument No. 20161107-0117604, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. All matters appearing on the Plan of record as Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 2083, page 13, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, J. Trent Lehman, 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 6/11/2026.

Date

Affiant Signature

6/12/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of June, 2026.

Notary's Signature

My Commission Expires: 3/29/29
Date

Notary's Seal (if on paper)

