THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554394**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $4,400,000.00. Affiant Subscribed and sworn to before me, this 15th day of June, 2026. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1433572 DEEDWARR
06/16/2026 09:15:27 AM 2 pgs
Fees: $13.00 Taxes: $16,280.00
20260616-0054232

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner: Elkin Family 2025 CP Trust 5511 Virginia Way Ste 300 Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145 10 0 051.00

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, **Angela Marie Watts, Trustee of the AMW Trust a/k/a The Living Trust of Angela Marie Watts dated October 1, 2024** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chad David Elkin and Leslie Corkern Elkin, Co-Trustees of the Elkin Family 2025 CP Trust dated November 19, 2025**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying and being in Nashville, Davidson County, Tennessee, City of Forest Hills, as shown on Property Tax Map 145-10, Parcel 51 and being more particularly described as follows:

Beginning at an iron pin on the North right of way of Otter Creek Road at the Southwest corner of the Otter Creek Church of Christ property as recorded in Deed Book 10621, Page 891 and 20000913-0091250; thence with Otter Creek Road North 86 degrees 23' 11" West 250 feet to an iron pin at the Southeast corner of the Patricia Conner property as recorded in Deed Book 20031112-0165353 and Plat Book 4060, Page 165; thence leaving Otter Creek Road and with the East line of Conner, North 11 degrees 30' East 657.86 feet to an iron pin of the South line of Brigid Ann Heights as recorded in Plat Book 4660, Page 149; thence South 84 degrees 16' 03" East 250 feet to an iron pin at the Northwest corner of the Otter Creek Church of Christ property; thence South 11 degrees 35' 49" West 648.69 feet to the point of beginning and containing 3.72 acres according to a survey by Jason Smith of Smith Land Surveying, RLS 1961 dated March 5, 2004.

Being the same property conveyed to The Living Trust of Angela Marie Watts dated October 1, 2024, by Quitclaim Deed from Angela Marie Watts, a divorced woman, of record in Instrument No. 20241001-0076154, in the Register's Office of Davidson County, Tennessee, dated October 01, 2024, and recorded on October 01, 2024. The AMW Trust dated October 1, 2024 and The Living Trust of Angela Marie Watts dated October 1, 2024 being one in the same Trusts.

Being the same property conveyed to Angela Marie Watts, by Quitclaim Deed from Robert Stephen Watts, of record in Instrument No. 20230926-0075510, in the Register's Office of Davidson County, Tennessee, dated August 11, 2023, and recorded on September 26, 2023.

Being the same property conveyed to Robert Stephen Watts and Angela Marie Watts, husband and wife, by Warranty Deed from Global Trust Investment Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20180430-0040369, in the Register's Office of Davidson County, Tennessee, dated April 27, 2018, and recorded on April 30, 2018. Also see Final Decree recorded in Case No. 22D-631, in the Third Circuit Court 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.

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.

Easement for Utility Line, recorded in Book 3898, Page 312.

This is improved property located at 1224 Otter Creek Road Nashville TN 37215

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 15th day of June, 2026.

AMW Trust aka The Living Trust of Angela Marie Watts

Angela Marie Watts

BY: Angela Marie Watts, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, AMW Trust aka The Living Trust of Angela Marie Watts, 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.

*Angela Marie Watts, Trustee of the

Witness my hand, at office, this 15th day of June, 2026.

Notary Public
My Commission Expires: _____

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027