This Instrument prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Ste 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1435930 DEEDWARRSP
06/18/2026 03:41:30 PM 5 pgs
Fees: $28.00 Taxes: $9,620.00
20260618-0055566

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
John Hays and Karee Hays	New Owner	
1637 S. Observatory Drive		117-15-0-084.00
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **Rodney L. Beverstein, Karee Hays and William Grayson Hamilton, Successor Trustees of the Observatory Drive Revocable Trust dated January 25, 2018** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said **Karee H. Hays and John Hays, wife and husband,** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 12 and 13 on the Plan of Green Hills Subdivision No. 1, of record in Book 547, Page 128, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William M. Hamilton and wife, Patricia F. Hamilton by Warranty Deed from Robert Hunt Schwartz and Irene Josephine Fowlkes Schwartz, dated January 25, 1978 and recorded January 27, 1978 in Book 5246, Page 814, Register's Office of Davidson County, Tennessee.

William M. Hamilton having since deceased on about April 22, 1991, leaving Patricia F. Hamilton, as surviving tenant by the entirety.

Being the same property conveyed to Patricia F. Beverstein, Trustee of The Patricia F. Beverstein Living Trust by Quitclaim Deed from Patricia F. Beverstein, f/k/a Patricia F. Hamilton, dated May 9, 2007 and recorded on May 11, 2007 in Instrument No. 20070511-0056599, said Registers Office for Davidson County. Tennessee.

Being the same property conveyed to Patricia F. Beverstein and husband Rodney LaSarge Beverstein, by Quitclaim Deed from Patricia F. Beverstein, Trustee of The Patricia F. Beverstein Living Trust, dated April 5, 2013 and recorded April 8, 2013 in Instrument No. 20130408-0034363, Registers Office for Davidson County. Tennessee.

Being the same property conveyed to Patricia F. Beverstein and Rodney L. Beverstein, Trustee of the Observatory Drive Revocable Trust, dated January 25, 2018 by Warranty Deed from Patricia F. Beverstein and husband, Rodney LaSarge Beverstein who is one and the same person as Rodney L. Beverstein, dated January 25, 2018 and recorded January 26, 2018 in Instrument No. 20180126-0008525, Register's Office of Davidson County, Tennessee.

Patricia F. Beverstein having since deceased on or about February 09, 2026.

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is (X) IMPROVED property known as **1637 S. Observatory Drive, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth herein.

And Grantors do further covenant and bind themselves, and their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, (excluding claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this the 14 day of June 2024.

The Observatory Drive Revocable Trust dated January 25, 2018

BY: _____
Rodney L. Beverstein
Successor Trustee

BY: _____
Karee Hays
Successor Trustee

BY: _____
William Grayson Hamilton
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Rodney L. Beverstein**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Successor Trustee of **The Observatory Drive Revocable Trust dated January 25, 2018,** the within named bargainor, and that he as such Successor Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Successor Trustee.

Witness my hand and official seal at office this 16 day of June, 2024.

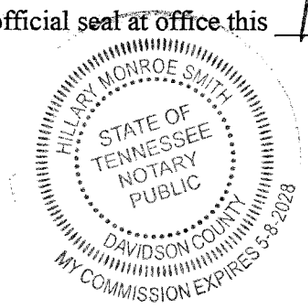
HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

_____
NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Karee Hays**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Successor Trustee of **The Observatory Drive Revocable Trust dated January 25, 2018,** the within named bargainor, and that she as such Successor Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Successor Trustee.

Witness my hand and official seal at office this 16 day of June, 2026.

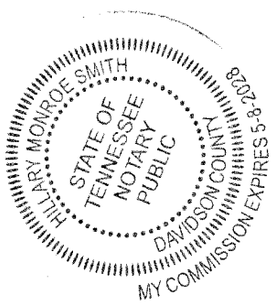


NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **William Grayson Hamilton**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Successor Trustee of **The Observatory Drive Revocable Trust dated January 25, 2018,** the within named bargainor, and that he as such Successor Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Successor Trustee.

Witness my hand and official seal at office this 16 day of June, 2026.



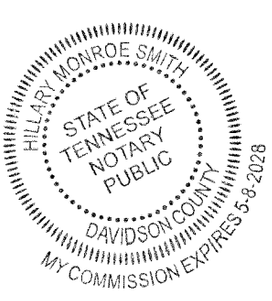
NOTARY PUBLIC
My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,600,000.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me this 16 day of June, 2026.



NOTARY PUBLIC
My Commission Expires: _____

Exhibit "A"

1. Taxes or special assessments which are not shown as existing liens by the public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Taxes for the year 2026, a lien not yet due and payable.
4. Subject to all matters shown on the Plan of record in Plat Book 547, Page 128, Register's Office for Davidson County, Tennessee.
5. Restrictive Covenant for Detached Structure in Instrument No. 20080507-0047261, Register's Office for Davidson County, Tennessee.
6. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the facts shown on the Boundary Survey of 1637 South Observatory Drive, Nashville, Davidson County, Tennessee 37215, Project ID: S Observatory 1637, prepared Jason A. Garrett, Tennessee No. 2861, dated 5-7-2026.

Tennessee Certification of Electronic Document

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or 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 16, 2026.

Affiant Signature

June 18, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of June, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028