RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch # 1436637 DEEDWARR
06/22/2026 03:12:24 PM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20260622-0056122

BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260554530

STATE OF TENNESS
COUNTY OF DAVID

The actual consideration or value, whichever is greater, for this transfer is: $2,200,000.00

Affiant

Subscribed and sworn to before me, this 18th day of June, 2026.

JOSEPH WHITE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires May 28, 2029

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tyler Knight and Heather Knight 6238 Hillsboro Pike Nashville TN 37215	New Owner	Tax Parcel ID No. 158 02 0 011.00

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, **Joel William Vuylsteke, as Special Trustee of the Grand Beach Trust dated September 6, 1997** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyler Knight and Heather Knight, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the 7th Civil District of Davidson County, Tennessee, being part of the Robert L. Goodpasture 11 acre tract, and described according to a survey made by Cantrell, Connell & Morrison, Engineers in July, 1956, as follows:

Beginning at a point in the Easterly margin of Hillsboro Pike at the Southwest corner of the original 11 acre tract; thence leaving said Pike and along Kelly's Northerly boundary line South 86 degrees East 500 feet to a point, the Southwest corner of the property conveyed to Edmund D. Milam and wife, by deed of record in Book 3435, Page 431, thence along Milam's Westerly line Northeasterly 196 feet to a point; thence North 86 degrees West 500 feet to a point in the Easterly margin of the Hillsboro Pike; thence with the margin of the same South 28 degrees West 196 feet to the point of beginning.

Being the same property conveyed to Joel William Vuylsteke, as Special Trustee of the Grand Beach Trust dated September 6, 1997, by Warranty Deed from Scott Sheehan and Oceana Sheehan, husband and wife, of record in Instrument No. 20150723-0072137, in the Register's Office of Davidson County, Tennessee, dated July 21, 2015, and recorded on July 23, 2015.

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.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8149, Page 925.

Attention is directed to the fact that one or more of the boundary lines of the subject property may abut a limited access roadway with rights of access limited to those points designated by the applicable governmental authority.

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

This is improved property located at 6238 Hillsboro Pike 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 18th day of June, 2026.

Grand Beach Trust dated September 6, 1997

By: _____
Joel William Vuylsteke, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel William Vuylsteke, 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 Grand Beach Trust, dated September 6, 1997, 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 16th day of June, 2026.

SEE ATTACHED

_____
Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On June 16, 2026 before me, Charles Fisher, Notary Public
(insert name and title of the officer)

personally appeared Joel William Vuylsteke,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHARLES FISHER
Notary Public - California
Los Angeles County
Commission # 2511582
My Comm. Expires Feb 19, 2029

Signature _____ **(Seal)**

Clear Form Print Form