THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454256** Karen Johnson Davidson County Batch # 1438279 DEEDWARR 06/25/2026 02:13:45 PM 2 pgs Fees: $13.00 Taxes: $2,960.00 20260625-0057611	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Affiant Subscribed and sworn to before me, this 18th day of June, 2026. Notary Public My Commission Expires:

ELIZABETH ANNE MINGUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 07, 2026

WARRANTY DEED

Address New Owner: Hope Investments of TN, LLC 1201 Gallatin Pike Madison, TN 37115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 14 0 052.00

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, **George Wallace Wood and Patricia Lewis Wood, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hope Investments of TN, LLC, a Tennessee limited liability company** ("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 Lot No. 302 on the Plan of SEVEN HILLS, SECTION VI, as of record in Plat Book 2900, Page 107, Register's Office for said County.

Said Lot No. 302 fronts 96 feet on the West side of Villa Green Drive and runs back 374.6 feet on the North line and 322.3 feet on the South line, to a dead line in the rear on which it measures 177 feet.

Being the same property conveyed to George Wallace Wood and wife, Patricia Lewis Wood, by Warranty Deed from Fred J. Kittrell and wife, Anne B. Kittrell, of record in Book 4520, Page 41, in the Register's Office of Davidson County, Tennessee, dated July 13, 1971, and recorded on July 14, 1971.

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 SEVEN HILLS, SECTION 6, as recorded in Plat Book 2900, Page(s) 107.

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

This is improved property located at 4637 Villa Green Drive 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.

George Wallace Wood

George Wallace Wood

Patricia Lewis Wood

Patricia Lewis Wood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George Wallace Wood and Patricia Lewis Wood, 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 18th day of June, 2026.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Notary Public
My Commission Expires: _____