Karen Johnson Davidson County
Batch# 1438642 DEEDWARR
06/26/2026 02:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20260626-0058123

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39293-06-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me this 26th day of June, 2026. Notary Public My Commission Expires:

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason R. Brooks 2903 Glenmeade Drive Nashville, TN 37216	New owner	Map and Parcel No.: 072-11-0-048.00

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, Kelly E. Cox, Successor Trustee of the Wreath Trust under agreement dated November 19, 2021, as amended by First Amendment dated March 20, 2024 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Jason R. Brooks, unmarried man ("Grantee"), his 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 2903 Glenmeade Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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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 26 day of June, 2026.

GRANTOR:

Kelly E. Cox, Successor Trustee of the
Wreath Trust under agreement dated November 19, 2021,
as amended by First Amendment dated March 20, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly E. Cox, Successor Trustee of the Wreath Trust under agreement dated November 19, 2021, as amended by First Amendment dated March 20, 2024, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of June, 2026.

Notary Public
My Commission Expires: 3/8/2028

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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EXHIBIT "A"

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 17, on the Plan of GLENMEADE SUBDIVISION, of record in Plat Book 974, Page 32, Register's Office for said County, to which plan reference is hereby made for a more complete description. Subject property described according to survey of Southern Land & Associates, Inc., dated September 8, 1976, as follows:

Said part of Lot No. 17 fronts 50 feet on the Westerly side of Glenmeade Drive and runs back 142.5 feet on the Northerly line and 145.7 feet on the Southerly line to a dead line on which it measures 50 feet thereon.

Being the same property conveyed to Branch Howard, Trustee of the Wreath Trust under agreement dated November 19, 2021, by Quitclaim Deed from Kelly E. Cox, Trustee of the 2903 Glenmeade Drive Trust under agreement dated January 5, 2024, of record in Instrument No. 20240110-0002110, in the Register's Office of Davidson County, Tennessee, dated January 06, 2024 and recorded on January 10, 2024. By First Amendment to Wreath Trust Agreement dated March 20, 2024, Branch Howard was removed as Trustee and replaced with Kelly E. Cox as Successor Trustee.

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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLENMEADE SUBDIVISION, as recorded in Plat Book 974, Page(s) 32.

Tennessee Certification of Electronic Document

I, Rachelle Oser, 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 6/26/26 (date of document).

Rachelle Oser
Affiant Signature

6/26/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2028

NOTARY'S SEAL

