Karen Johnson Davidson County
Batch# 1441815 DEEDWARR
07/02/2026 01:09:30 PM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20260702-0059905

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39247-05-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00. Affiant Subscribed and sworn to before me this 30th day of June, 2026. Notary Public My Commission Expires: 11-5-29

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The 2600 Westwood Trust 2600 Westwood Drive Nashville, TN 37204	The 2600 Westwood Trust c/o Wiatr & Associates 1212 8th Ave. S, Ste 102 Nashville, TN 37203	Map and Parcel No.: 11802021500

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, Lewis E. Fields and wife, Sharon R. Fields, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to The 2600 Westwood Trust ("Grantee"), its successors 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 2600 Westwood Drive, Nashville, TN 37204.

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

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 29th day of June, 2026.

GRANTORS:

Lewis E. Fields

Sharon R. Fields

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lewis E. Fields and wife, Sharon R. Fields, 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 29th day of June, 2026.

Notary Public
My Commission Expires: 3/8/29

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

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 57 and the north 3 feet of Lot No. 58 on the Plan of George I. Waddey's Subdivision of Westwood of record in Book 332, page 99, Register's Office for Davidson County, and described more particularly as follows:

Beginning at the northwest corner of Lot No. 57 on said plan, said point being the point of intersection of the southerly margin of Inverness Avenue formerly Westwood Avenue & the easterly margin of Westwood Drive, formerly Seventh Avenue South; thence southeasterly with said margin of Westwood Drive, 53 feet to a point in the westerly line of Lot No. 58 on said plan, said point being the northwesterly corner of property conveyed to Ewing Clouse, Trustee, by deed of record in Book 1133, page 113, said Register's Office; thence with the northerly line of said Ewing Clouse, Trustee; northeasterly 180 feet to a point in the westerly margin of an alley; thence northwesterly with the westerly margin of said alley 53 feet to the southerly margin of Inverness Avenue; thence with the same westerly 180 feet to the point of beginning.

Being the same property conveyed to Lewis E. Fields, and wife, Sharon R. Fields, by deed dated March 3, 2008 from Erin A Potts, a one-half (1/2) undivided interest and Laura Roberts and husband, Bruce L. Roberts, a one-half (1/2) undivided interest of record in Instrument No. 20080305-0022154, Register's Office for Davidson County, Tennessee.

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. All matters appearing on the Plan of record as Book 332, page 99, Register's Office for Davidson County, Tennessee.
5. Easement for water pipe line conveyed to the City of Nashville of record in Book 1781, page 410, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on June 30, 2026

Tracey Perry
Signature

Date: 7-1-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 1st day of July, 2026

Notary Public

My commission Expires: _____

SEAL

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