This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $1,906,000.00.

Affiant

Subscribed and sworn before me this the 2 day of July, 2026.

Notary Public
My commission expires: Nov 8 2027

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1442916 DEEDWARR
07/07/2026 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $7,052.20
20260707-0061061

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Harper Revocable Trust 3609 Saratoga Dr. Nashville, TN 37205	NEW OWNER	117-01-0 020.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NICHOLAS WILLIAM MAY AND JULIE ANN MAY, CO-TRUSTEE OF THE MAY FAMILY TRUST, DATED JANUARY 14, 2025 hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HARPER REVOCABLE TRUST u/a/d December 16, 2021, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lots Nos. 27 & 28 of Block "A" on the Map of Bellwood of record in Book 547, pages 149 and 150, in the Register's office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Saratoga Drive, at the southwest corner of Lot No. 26 in said plan; thence eastwardly with the line between said Lots Nos. 26 and 27, 151.75 feet to the Whitworth Property; thence southwardly with same, 150 feet to the south line of this subdivision; thence westwardly with same, 177.35 feet to the easterly line of Lot No. 29 in said plan; thence northwardly with the line between Lots 28 & 29, 135.75 feet to the southerly margin of Saratoga Drive; thence in the northeasterly direction with said drive, 100 feet to the beginning.

Being the same property conveyed to The May Family Trust, Nicholas William May and Julie Ann May, Trustees, by Quitclaim Deed from Nicholas May and Julie Haag (N/K/A Julie May), husband and wife, dated 1/14/2025 and recorded 1/21/2025 in Instrument No. 20250121-0004178, in the Register's Office of Davidson County, Tennessee.

Also being the same property previously conveyed to Nicholas May and Julie Haag, husband and wife, by Warranty Deed from Sarah A. Fraumann and husband, Jamie M. Faris, dated 6/27/2014 and recorded 7/9/2014 in Instrument No. 20140709-0060486, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3609 Saratoga Dr., Nashville, TN 37205.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 2nd day of July, 2026.

The May Family Trust, dated January 14, 2025

BY: Nicholas William May
Nicholas William May, Co-Trustee

BY: Julie Ann May
Signed with Stavvy
Julie Ann May, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Coffee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nicholas William May, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the CO-TRUSTEE of the within named bargainor, The May Family Trust, dated January 14, 2025, and that he, as such CO-TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of The May Family Trust, dated January 14, 2025 by the said Nicholas William May as such CO-TRUSTEE.

Witness my hand and official seal this 2nd day of July, 2026.

My commission expires: 4/17/2028

Justin Mooneyham
Signed with Stavvy
Notary Public

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028
Online Notary Public - Notarized remotely via audio/video communication using Stavvy

STATE OF TENNESSEE
COUNTY OF Coffee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Julie Ann May, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the CO-TRUSTEE of the within named bargainor, The May Family Trust, dated January 14, 2025, and that she, as such CO-TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of The May Family Trust, dated January 14, 2025 by the said Julie Ann May as such CO-TRUSTEE.

Witness my hand and official seal this 2nd day of July, 2026.

My commission expires: 4/17/2028

Justin Mooneyham
Signed with Stavvy
Notary Public

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028
Online Notary Public - Notarized remotely via audio/video communication using Stavvy

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 July 2, 2026

Tracey Perry
Signature

Date: 7-6-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 6th 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