THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654872** Karen Johnson Davidson County Batch# 1443276 DEEDWARR 07/08/2026 11:26:30 AM 3 pgs Fees: $18.00 Taxes: $22,200.00 20260708-0061574	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $6,000,000.00. Tracy Perry Affiant Subscribed and sworn to before me, this 7th day of July, 2026. Notary Public My Commission Expires:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The 301 Westview Trust P.O. Box 50633 Nashville, TN 37205-0633	Same as New Owner	Tax Parcel ID No. 116 11 0 112.00

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, **Austin Alexander, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The 301 Westview Trust dated July 6, 2026**, ("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 2 on the REVISED PLAN OF THE RESUBDIVIDISON OF LOT 24 AND THE SECTION OF HARDING AND HILLSBORO BOULEVARD CONTIGUOUS ON WEST, NOW CLOSED OF THE PLAN OF THE PENDELTON AND BLAIR'S SUBDIVISION OF LYNWOOD PARK, as of record in Book 421, page 45, Register's Office for Davidson County, Tennessee and a part of Malone Street, now closed, and Lynnwood Boulevard, now vacated, all as of record Book 5200, page 47, at said Register's Office. Also included is the addition of the closed right-of-way of Redwing Avenue as closed by Belle Meade Ordinance No. 2024-1, and being more particularly described as follows;

Beginning at an existing iron rod on the westerly right-of-line of Westview Avenue at a corner common with Rolling River Revocable Living Trust, as of record in Deed Instrument No. 20210505-0060165, at said Register's Office;

Thence leaving the westerly right-of-way line of Westview Avenue with the northerly property line of Rolling River Revocable Living Trust, North 82 deg 29 min 30 sec West, 278.35 feet to an existing concrete monument on the easterly right-of-way line of closed Redwing Avenue;

Thence South 63 deg 52 min 55 sec West, 41.41 feet to an existing concrete monument on the westerly right-of-way line of Redwing Avenue, at a corner common with Stephen Mathews, as of record in Deed Instrument No. 20140616-0052412 and Michael G. Craft, as of record in Deed Book 10635, Page 987, at said Register's Office;

Thence with the easterly property line of Michael G. Craft and the westerly right-of-way line of Redwing Avenue, North 22 deg 08 min 13 sec West, 199.07 feet to an iron rod set on the westerly property line of Michael & Jill Streams, as of record in Deed Instrument No. 20200626-0069458 and being a corner common with Drew & Shelton Kitchen, as of record in Deed Instrument No. 20231005-0078392, at said Register's Office;

Thence with the southerly property line of Drew & Shelton Kitchen, South 82 deg 33 min 22 sec East, 411.32 feet to an existing iron rod on the westerly right-of-way line of Westview Avenue; Thence with the westerly right-of-way line of Westview Avenue, South 07 deg 18 min 21 sec West, 150.23 feet to the point of beginning, containing 55,851 square feet (1.28 acres more or less).

Being the same property conveyed to Austin Alexander, his heirs and assigns, by Quit Claim Deed from Austin Alexander, a married man, of record in Instrument No. 20260401-0025886, in

the Register's Office of Davidson County, Tennessee, dated March 26, 2026, and recorded on April 01, 2026.

Being the same property conveyed to Austin Alexander, by Warranty Deed from Dana M. Curtis, Trustee of the Dana M. Curtis Revocable Living Trust U/A/D/ 1/27/2008, as amended, of record in Instrument No. 20230417-0028069, in the Register's Office of Davidson County, Tennessee, dated April 14, 2023, and recorded on April 17, 2023.

Alana Alexander joins in this conveyance for the purpose of conveying all right, Title, and interest in said property as Spouse of Austin Alexander.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

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 REVISED PLAN OF THE RESUBDIVIDISON OF LOT 24 AND THE SECTION OF HARDING AND HILLSBORO BOULEVARD CONTIGUOUS ON WEST, NOW CLOSED OF THE PLAN OF THE PENDELTON AND BLAIR'S SUBDIVISION OF LYNWOOD PARK, as recorded in Plat Book 421, Page(s) 45 Plat Book 5200, Page 47.

Easement recorded in Book 5808, Page 653.

This is improved property located at 301 Westview Avenue Nashville TN 37205

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 ~~7th~~ 6th day of July, 2026.

Austin Alexander

Alana Alexander

STATE OF Florida)
COUNTY OF Osceola)

PRODUCED PE DRIVER'S LICENSE AS IDENTIFICATION.

APPEARED BY MEANS OF ~~[ ]~~ PHYSICAL PRESENCE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Austin Alexander and Alana Alexander, 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 ~~7th~~ 6th day of July, 2026.

Notary Public
My Commission Expires: 02/24/29

Notary Public State of Florida
Jamila S. Grant
My Commission HH 627452
Expires 2/24/2029

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Tennessee Certification of Electronic Document

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or 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 July 6, 2026.

EMYerger
Affiant Signature

July 8, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of July, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

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