Karen Johnson Davidson County
Batch # 1443629 DEEDWARR
07/09/2026 10:54:14 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20260709-0062046

BOX 10-A

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39314	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00. Affiant Subscribed and sworn to before me this 8th day of July, 2026. Notary Public My Commission Expires:

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hannah Grace Jefferson and Christopher Worthington 208 Lauderdale Road Nashville, TN 37205	Guaranteed Rate, Inc 3940 N. Ravenswood Avenue Chicago, IL 60613	Map and Parcel No.: 10312013700

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, Rosemary Lombardy, Trustee of the Rosemary Lombardy Revocable Trust ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Hannah Grace Jefferson and Christopher Worthington, wife and husband ("Grantees"), their 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 208 Lauderdale Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 Grantees, their heirs 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, Grantor has executed this instrument on the 8th day of July, 2026.

GRANTOR:

Trustee

Rosemary Lombardy, Trustee of the
Rosemary Lombardy Revocable Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rosemary Lombardy, Trustee of the Rosemary Lombardy Revocable Trust, 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 8th day of July, 2026.

Notary Public
My Commission Expires: 3/8/28

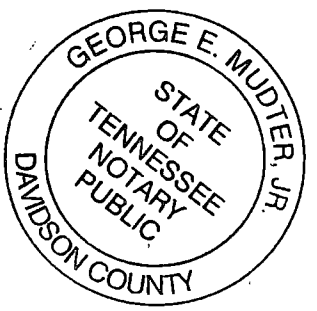


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 34 and part of Lot 33 Block C, Cherokee Park, Second Addition of record in Book 547, pages 175 and 176, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Said Lot No. 34 and part of Lot No. 33 adjoin and front 60 feet on the northeasterly margin of Lauderdale Road and extend back 179.58 feet more or less, on the northwesterly line and 183.88 feet (erroneously referred to as 138.88 feet in previous deeds of record) on the southeasterly line to a dead line in the rear, measuring 57.81 feet thereon.

Being the same property conveyed to Rosemary Lombardy, Trustee of the Rosemary Lombardy Revocable Trust dated February 26, 2015, by deed dated March 13, 2015 from Joshua D. Clinton and Sarah E. Clinton, husband and wife, of record in Instrument No. 20150313-0021852, 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 547, pages 175 and 176, Register's Office for Davidson County, Tennessee.