THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260554453

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,710,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of July, 2026.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAR 5, 2030

Karen Johnson
Batch # 1445834
07/14/2026 10:25:27 AM
Fees: $13.00 Taxes: $10,027.00

Davidson County
DEEDWARR
2 pgs

20260714-0063349

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jesse Campbell Neil 4214 Franklin Pike Nashville TN 37204	New Owner	Tax Parcel ID No. 132-07-0-007.00

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, **Gregory H. Hill and Shannon E. Hill, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jesse Campbell Neil, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lots 5 and 6 on the map of the May Overton Estate as of record in Book 421, Page 162, Register's Office for said county, and being a part of the land marked "Stamps Property" shown on the Plan of Southmeade, Sec. II, as of record in Book 2133, Page 64, said Register's Office and being described according to a plat prepared by W. W. Turner, Engineers, dated March 30, 1953, as follows:

Beginning at an iron pin in the east margin of Franklin Road, 144.6 feet south from concrete monument set in the beginning of a curve into a 50 foot roadway, shown on the aforesaid Plan of Southmeade, Sec. II; thence easterly 521.6 feet to a point in the west line of Lot No. 9, on the said Plan of Southmeade, Sec. II, said point being 170 feet south of the south margin of sald roadway; thence with the line of Lot No. 9, south 3 deg. 57' west 110 feet to a point; south 7 deg. 26' east 61 feet to a point; said point being 181.6 feet more or less from the north margin of Overton Street, as closed, shown on the aforesaid map of the May Overton Estate; thence westerly 500.2 feet to a point in the east margin of Franklin Road, being 175.00 feet more or less north from the north margin of Overton Street, as shown on said map now closed; thence with the margin of Franklin Road, north 7 deg. 08' west 175.00 feet to the point of beginning.

Being the same property conveyed to GREGORY H. HILL AND SHANNON E. HILL, by deed from GLENN FUNK AND WIFE, LORI A. FUNK, of record in Instrument No. 20141103-0101242, dated October 30, 2014, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 132-07-0-007.00.

Matters shown on the Plan of record in Plat Book 421, page 162 and in Plat Book 2133, page 64, said Register's Office.

This is improved property located at 4214 Franklin Pike Nashville TN 37204

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 13th day of July, 2026.

Gregory H. Hill

Shannon E. Hill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gregory H. Hill and Shannon E. Hill, 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 13th day of July, 2026.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

My Commission Expires: _____