THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554463** Karen Johnson Davidson County Batch # 1447824 DEEDWARR 07/16/2026 09:16:05 AM 2 pgs Fees: $13.00 Taxes: $5,772.00 20260716-0064252	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,560,000.00. Affiant Subscribed and sworn to before me, this 13th day of July, 2026. Notary Public My Commission Expires:

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner: Jacob Wirz and Macall Wirz 104 Brookfield Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129 08 0 120.00

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, **Thomas Mihelic, Jr. and Charlotte Mihelic, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob Wirz and Macall Wirz, husband and wife**, ("Grantees"), their 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, BLOCK E, on the Plan of 2ND REVISED PLAN HIGHLANDS OF BELLE MEADE NO. 2 of record in Plat Book 1130, Page 71, and 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charlotte Mihelic and Thomas Mihelic, Jr., wife and husband, by Warranty Deed from Jonathan Conley and Wife, Beverly Conley, of record in Instrument No. 20230306-0015716, in the Register's Office of Davidson County, Tennessee, dated March 02, 2023, and recorded on March 06, 2023.

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 2ND REVISED PLAN HIGHLANDS OF BELLE MEADE NO. 2, as recorded in Plat Book 1130, Page(s) 71 & 72.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF HIGHLANDS OF BELLEMEADE NO. 2, as recorded in Plat Book 843, Page 18.

Covenants, Conditions and Restrictions as set forth in Deed Restriction recorded in Book 1361, Page 210.

This is improved property located at 104 Brookfield 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 13th day of July, 2026.

Thomas Mihelic, Jr.

Charlotte Mihelic

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Mihelic, Jr. and Charlotte Mihelic, 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
My Commission Expires: _____

