THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260253418**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00. Affiant Subscribed and sworn to before me, this 14th day of July, 2026. Notary Public My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Anchor Acquisitions LLC 642 Lawnview Ln Franklin TN 37064	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115 16 0 074.00

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, **Louis M. Hoyt and Evelyn F. Hoyt, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Anchor Acquisitions LLC, a Tennessee limited liability company**, ("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. 17 on the Map of WEST MEADE FARMS, SECTION 3, as of record in Plat Book 1835, Page 4, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Louis M. Hoyt and wife, Evelyn F. Hoyt, by Warranty Deed from John Bunzow and Laure Jabus, of record in Instrument No. 20011103-0120265, in the Register's Office of Davidson County, Tennessee, dated October 31, 2001, and recorded on November 03, 2001.

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 WEST MEADE FARMS, SECTION 3, as recorded in Plat Book 1835, Page(s) 4.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1851, Page 258.

Easement for the flow of the waters of Jocelyn Hollow Branch, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Jocelyn Hollow Branch, free from diminution or pollution.

This is improved property located at 160 Haverford Drive Nashville TN 37205

Karen Johnson Davidson County
Batch# 1448039 DEEDWARR
07/16/2026 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20260716-0064565

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 14th day of July, 2026.

Louis M. Hoyt

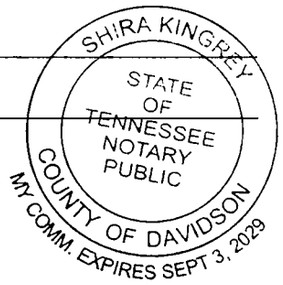
Evelyn F. Hoyt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Louis M. Hoyt and Evelyn F. Hoyt, 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 14th day of July, 2026.

Notary Public
My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am the 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 7-14-2026.

Affiant Signature — Date: 7-15-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7-15-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY