THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554564**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00. Affiant Subscribed and sworn to before me, this 17th day of July, 2026. Notary Public My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXPIRES NOV 5, 2029

Karen Johnson
Batch # 1449040
07/20/2026 09:39:05 AM
Fees: $13.00 Taxes: $6,660.00
Davidson County
DEEDWARR
2 pgs
20260720-0065150

WARRANTY DEED

Address New Owner: 714 Farrell Road Trust 714 Farrell Road Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 146 07 0 102.00

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, **William T. Chapman, IV, Co-Trustee of the Rameses Revocable Land Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **714 Farrell Road Trust, dated July 13, 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 all of Lot No. 2A on the Plan of the RESUBDIVISION OF LOTS 2, 3 AND 4 OF FARRELL HEIGHTS, as of record in Plat Book 6050, Page 273, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Jamie Cheek, Trustee of the Rameses Revocable Land Trust, by Quitclaim Deed from Kenneth E. Church and wife, Katherine Church, of record in Instrument No. 20120326-0025492, in the Register's Office of Davidson County, Tennessee, dated March 15, 2012 and recorded on March 26, 2012. William T. Chapman, IV having been appointed Co-Trustee of the Grantor Trust by that certain Amendment to the Rameses Revocable Land Trust dated July 14th, 2026, wherein each Trustee is authorized to act independently without the joinder or consent of the other Trustees.

Being the same property conveyed to Kenneth E. Church and wife, Katherine Church, by Warranty Deed from Mattie C. Willie, widow, of record in Instrument No. 20080505-0045762, in the Register's Office of Davidson County, Tennessee, dated April 21, 2008 and recorded on May 5, 2008.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann Sec. 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FARRELL HEIGHTS A RE-SUBDIVISION OF LOTS 2, 3 & 4, as recorded in Plat Book 6050, Page(s) 273.

This is improved property located at 714 Farrell Road, Nashville, TN 37220.

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 17th day of July, 2026.

Rameses ~~Revocable Land Trust~~

By: _____, Trustee
William T. Chapman, IV, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William T. Chapman, IV, Co-Trustee of the Rameses Revocable Land Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2026.

_____
Notary Public
My Commission Expires: _____

