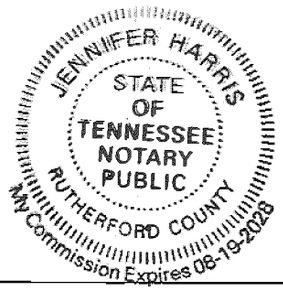
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gregory Cyr and Tahra Cyr | NEW OWNER | |
| (NAME) | (NAME) | |
| 1514 Cedar Lane | | 117 04 0 309.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37212 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ROBERT B. GERBER, JR AND HOLLY JACOBSON-PETERSON AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE CYR JOINT REVOCABLE TRUST DATED APRIL 5, 2019,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of VICTORIA PLACE, as of record in Plat Book 332, Page 10, Register's Office for said county. Said Lot No. 125 fronts 70 feet on the Northerly side of Cedar Lane, formerly Victoria Avenue, and runs back 141 feet on the Westerly line and 145.5 feet on the Easterly line, to an alley in the rear on which it measures 69.9 feet.**

**Being the same property conveyed to Robert B Gerber, Jr and Holly Jacobson-Peterson as Tenants in Common with Rights of Survivorship, by Quit Claim Deed from Robert B Gerber, Jr, of record in Instrument No. 20251022-0084225, in the Register's Office of Davidson County, Tennessee, dated October 22, 2025, and recorded on October 22, 2025.**

**Being the same property conveyed to Robert B. Gerber, Jr., A Married Man by Warranty Deed from Claire Properties, Gp, A Tennessee General Partnership, of record in Instrument No. 20201217-0149779, in the Register's Office of Davidson County, Tennessee, dated December 15, 2020, and recorded on December 17, 2020.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1514 Cedar Lane, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 1450231 DEEDWARR
07/21/2026 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $9,065.00
20260721-0066020

Witness my hand this 7th day of July, 20 26

ROBERT B. GERBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert B. Gerber, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal this 7th day of July, 20 26

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 10/4/27

Commission expires:

Notary Public

Witness my hand this 17 day of July, 20 26

HOLLY JACOBSON-PETERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Holly Jacobson-Peterson, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal this 17 day of July, 20 26.

Commission expires:

JOSEPH WHITE
NOTARY PUBLIC
TENNESSEE
My Comm. Expires
May 28, 2029
COUNTY OF WILLIAMSON

Notary Public

# True Copy Certification

I, Melody R. Wilson, do hereby make oath that the I am a licensed attorney and/or 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 7-17-26 (date of document).

Affiant Signature

7-17-26
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 17 day of July, 2026.

Notary's Signature

My Commission Expires: 8/19/2028

