(1)

Karen Johnson Davidson County
Batch# 1456258 DEEDWARR
08/06/2026 01:08:30 PM 4 pgs
Fees: $23.00 Taxes: $7,400.00
20260806-0072580

Return To
TRI STAR TITLE & ESCROW LLC
1535 W NORTHFIELD BLVD UNIT 16
MURFREESBORO, TN 37129

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39398	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,000,000.00. Affiant Subscribed and sworn to before me this 29th day of July, 2026. Notary Public My Commission Expires: 10/17/26

MOLLY L. SMITH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The JN Revocable Trust 4621 Dustin Lane Nashville, TN 37220	The JN Revocable Trust 4621 Dustin Lane Nashville, TN 37220	Map and Parcel No.: 14601003400

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, **Florence S. Davis, Trustee of the Tyne Trust dated June 4, 2018** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to the **JN Revocable Trust** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 933 Tyne Boulevard, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 29 day of July, 2026.

GRANTOR:

Florence S. Davis, Trustee

Florence S. Davis, Trustee
of the Tyne Trust dated June 4, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Florence S. Davis, Trustee of the Tyne Trust dated June 4, 2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of July, 2026.

GEORGE E. MUDTER, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/8/28

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Bridle Path Estates Resubdivision of Part of Lots 3 & 5 of Block "B", of record in Plat Instrument No. 20100722-0057562, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Florence Stumb Davis by Deed dated June 27, 2014 from Harrison Shull Davis and wife, Robbie B. Davis, as to a fee simple interest, and Adelaide Shull Davis, a widow, as to a life estate interest, of record in Instrument No. 20140702-0058233, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 4, 2018 of record in Instrument No. 20180606-0054135, Register's Office for Davidson County, Tennessee, Florence Stumb Davis, who is one and the same as Florence S. Davis, conveyed subject property to Florence S. Davis, Trustee of the Tyne Trust dated June 4, 2018.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. All matters appearing on the Plan of record as Instrument No. 20100722-0057562, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an oath that 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 **07/29/2026**.

Name: **Sheri Morgan**
Title: **President**
Date **08/05/2026**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **08/05/2026.**

Notary Public: **Lindsay W. Walker**
My Commission Expires: **01/21/2029**
Commission #: **na**

