THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755035** Karen Johnson Davidson County Batch # 1456446 DEEDWARR 08/07/2026 10:23:11 AM 2 pgs Fees: $13.00 Taxes: $14,430.00 20260807-0072854	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,900,000.00. Affiant Subscribed and sworn to before me this 31st day of July, 2026. Notary Public My Commission Expires: _____ ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 5, 2029

WARRANTY DEED

Address New Owner: Patrick H. Poole and Lauren E. Poole 438 Lynnwood Boulevard Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 15 0 100.00

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, **4501 Alcott, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick H. Poole and Lauren E. Poole, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being part of Lot Number 106 on the plan of ROYAL OAKS LAND COMPANY'S SUBDIVISION OF BAKER TRACT, as of record in Book 421, Pages 102 and 103, Register's Office for said County, being the Northerly part of Lot Number 106-B on the Revised Plan of said ROYAL OAKS SUBDIVISION, made in 1936, by W.B. Southgate, Surveyor, not of record, described as follows:

Beginning on the Easterly margin of Lynwood Boulevard, at the Northwest corner of the property conveyed to James T. Hastle and wife, by deed from Jack D. Irby and wife, of record in Book 1536, Page 409, said Register's Office, thence with the Easterly margin of said Boulevard, Northwardly 100 feet to the Southwest corner of the property conveyed to A.B. Cotten and wife, by deed from Sidney Kottler and wife, of record in Book 1513, Page 476, said register's Office; thence with Cotten's Southerly line; Eastwardly 338 feet; thence Southwardly 100 feet to Hastle's Northeast corner; thence with Hastle's Northerly line, Westwardly 330 feet, more or less to the beginning.

Being the same property conveyed to 4501 Alcott LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jane P. Micol, of record in Instrument No. 20211201-0158874, in the Register's Office for Davidson County, Tennessee, dated November 09, 2021 and recorded on December 01, 2021.

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 _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROYAL OAKS LAND CO'S SUBDIVISION OF THE BAKER TRACT, as recorded in Plat Book 421, Pages 102 and 103.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4159, Page 128.

Inspection and Maintenance Agreement for Permanent Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20240108-0001447.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 438 Lynnwood Boulevard 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 31st day of July, 2026.

4501 Alcott, LLC.

By: _____
Kate Rosenthal, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent (or other officer authorized to execute the instrument) of 4501 Alcott, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized agent.

Witness my hand and official seal, at office in Nashville, Tennessee, this 31st day of July, 2026.

_____
Notary Public

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