THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755021**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,555,000.00. Affiant Subscribed and sworn to before me, this 7th day of August, 2026. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1458969 DEEDWARR
08/12/2026 10:23:07 AM 3 pgs
Fees: $18.00 Taxes: $5,753.50
20260812-0074574

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

Address New Owner: John Gourley and Ramie Gourley 109 Gilman Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 05 0 059.00

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, **Tina St. Pierre, David Ripley, Jonathan Ripley, Leslie Ann Chaisson, Mark Kelly, Wayne Kelly, Paul Kelly, Kevin Nichols, Tammy Nichols Bailey, Kimberly Nichols Trombley, Mary Ellen Johnston, Timothy J. Ripley, Sherree Ann Ripley Henz, Letishia Stapp Watt, Jonya Stapp Brennan-Pry, Thomas Weaver, Dana Weaver Osterholtz, Pat Weaver Meyers, Chris Weaver, Abby Jo Ulmer, Wayne Bolan, Cheryl Duffy, Terry Bolan, Melissa Mushrall, Scott Blackington, Todd Blackington, and Casey Blackington, heirs at law of Frederick A. Ripley, Jr.** (collectively "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John Gourley and Ramie Gourley, husband and wife**, (collectively "Grantees"), their 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 Lot No. 28, Block "G" on the Plan of 2ND REVISED PLAN HIGHLANDS OF BELLE MEADE NO. 2, BLOCKS E, F, G, H & K, as of record in Plat Book 1130, pages 71 and 72, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Frederick A. Ripley also known as Frederick A. Ripley, Jr. by Warranty Deed from Scott Tyrone and wife, Frances Shears Tyrone, of record in Instrument No. 20010228-0018686, Register's Office for Davidson County, Tennessee, dated February 26, 2001, and recorded February 28, 2001. Frederick A. Ripley died intestate on April 13th, 2026. Pursuant to the laws of intestate succession of the State of Tennessee, title to the property vested in his heirs at law, namely: Tina St. Pierre, David Ripley, Jonathan Ripley, Leslie Ann Chaisson, Mark Kelly, Wayne Kelly, Paul Kelly, Kevin Nichols, Tammy Nichols Bailey, Kimberly Nichols Trombley, Mary Ellen Johnston, Timothy J. Ripley, Sherree Ann Ripley Henz, Letishia Stapp Watt, Jonya Stapp Brennan-Pry, Thomas Weaver, Dana Weaver Osterholtz, Pat Weaver Meyers, Chris Weaver, Abby Jo Ulmer, Wayne Bolan, Cheryl Duffy, Terry Bolan, Melissa Mushrall, Scott Blackington, Todd Blackington, and Casey Blackington, heirs at law of Frederick A. Ripley, Jr., as more particularly evidenced by the Affidavit of Heirship recorded in Instrument No. 20260812-0074573 Register's Office for Davidson County, Tennessee. See also Probate Case No. 26P819, Probate Division of the Seventh Circuit Court for Davidson County, Tennessee.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2ND REVISED PLAN HIGHLANDS OF BELLE MEADE NO. 2, BLOCKS E, F, G, H & K, as recorded in Plat Book 1130, Page(s) 71-72.

Covenants, Conditions and Restrictions as set forth in Restrictions and Covenants recorded in Book 1300, Page 397; Book 1303, Page 695 and Book 1361, Page 210.

This is improved property located at 109 Gilman Avenue 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 Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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, Grantors have executed this instrument on this 6th day of August, 2026.

Letishia S Watt

Letishia Stapp Watt, individually and as Attorney-in-Fact for Abby Jo Ulmer, Wayne Bolan, Terry Bolan, Cheryl Duffy, Melissa Mushrall, Scott Blackington, Todd Blackington, Casey Blackington, David Ripley, Jonathan Ripley, Leslie Ann Chaisson, Mark Kelly, Wayne Kelly, Paul Kelly, Kevin Nichols, Tammy Nichols Bailey, Kimberly N. Trombley, Mary Ellen Johnston, Timothy J. Ripley, Sherree Ann Ripley Henz, Tina St. Pierre, Thomas Weaver, Dana Weaver Osterholtz, Pat Weaver Meyers, and Chris Weaver

STATE OF Oklahoma)
COUNTY OF Cleveland)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Letishia Stapp Watt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument individually and in her capacity as Attorney-in-Fact for Abby Jo Ulmer, Wayne Bolan, Terry Bolan, Cheryl Duffy, Melissa Mushrall, Scott Blackington, Todd Blackington, Casey Blackington, David Ripley, Jonathan Ripley, Leslie Ann Chaisson, Mark Kelly, Wayne Kelly, Paul Kelly, Kevin Nichols, Tammy Nichols Bailey, Kimberly N. Trombley, Mary Ellen Johnston, Timothy J. Ripley, Sherree Ann Ripley Henz, Tina St. Pierre, Thomas Weaver, Dana Weaver Osterholtz, Pat Weaver Meyers, and Chris Weaver, pursuant to duly executed Powers of Attorney, and that she executed the same for the purposes therein contained.

Witness my hand, at office, this 6th day of August, 2026.

N. J. Wall

Notary Public
My Commission Expires: 07/08/2029

N. J. WALL
Notary Public - State of Oklahoma
Commission Number 01008757
My Commission Expires Jul 8, 2029

IN WITNESS WHEREOF, Grantors have executed this instrument on this 6th day of August, 2026.

Jonya Stapp Brennan-Pry, individually and as Attorney-in-Fact for the Heirs at Law of Frederick A. Ripley

Jonya Stapp Brennan-Pry, individually and as Attorney-in-Fact for Abby Jo Ulmer, Wayne Bolan, Terry Bolan, Cheryl Duffy, Melissa Mushrall, Scott Blackington, Todd Blackington, Casey Blackington, David Ripley, Jonathan Ripley, Leslie Ann Chaisson, Mark Kelly, Wayne Kelly, Paul Kelly, Kevin Nichols, Tammy Nichols Bailey, Kimberly N. Trombley, Mary Ellen Johnston, Timothy J. Ripley, Sherree Ann Ripley Henz, Tina St. Pierre, Thomas Weaver, Dana Weaver Osterholtz, Pat Weaver Meyers, and Chris Weaver

STATE OF Minnesota)
COUNTY OF Ramsey)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonya Stapp Brennan-Pry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument individually and in her capacity as Attorney-in-Fact for Abby Jo Ulmer, Wayne Bolan, Terry Bolan, Cheryl Duffy, Melissa Mushrall, Scott Blackington, Todd Blackington, Casey Blackington, David Ripley, Jonathan Ripley, Leslie Ann Chaisson, Mark Kelly, Wayne Kelly, Paul Kelly, Kevin Nichols, Tammy Nichols Bailey, Kimberly N. Trombley, Mary Ellen Johnston, Timothy J. Ripley, Sherree Ann Ripley Henz, Tina St. Pierre, Thomas Weaver, Dana Weaver Osterholtz, Pat Weaver Meyers, and Chris Weaver, pursuant to duly executed Powers of Attorney, and that she executed the same for the purposes therein contained.

Witness my hand, at office, this 6th day of August, 2026.

Notary Public
My Commission Expires: JAN 3 1 2031

CHARLENE O NEWTON
Notary Public
State of Minnesota
My Commission Expires
January 31, 2031