WARRANTY DEED

Karen Johnson
Batch # 1458977
08/12/2026 10:45:25 AM
Fees: $13.00 Taxes: $9,472.00

Davidson County
DEEDWARR
2 pgs

20260812-0074587

File No. KS-26-3233

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MADELINE WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Zachary Il'Giovine and Clare Il'Giovine	New Owner	
(NAME)	(NAME)	100-00-0-018.00
7212 Indian Creek Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, I/we, **Clinton Marlar and Aimee Marlar, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zachary Il'Giovine and Clare Il'Giovine, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 2:
Beginning at a iron rod in the West right-of-way of Indian Creek Road, said iron rod being the Northeast corner of the property described hereon; Thence, along said right-of-way, South 36 degrees 14 minutes 15 seconds West, a distance of 47.65 feet to an iron rod; Thence with a curve to the left having a delta angle of 25 degrees 30 minutes 10 seconds, a radius of 696.82 feet, a chord bearing of South 23 degrees 46 minutes 19 seconds West, and a distance of 307.61 feet to an iron rod; Thence South 11 degrees 18 minutes 24 seconds West, a distance of 316.36 feet to an iron rod; Thence with a curve to the right having a delta angle of 20 degrees 44 minutes 45 seconds, a radius of 562.48 feet, a chord bearing of South 22 degrees 19 minutes 33 seconds West, and a distance of 202.55 feet to an iron rod; Thence South 33 degrees 20 minutes 42 seconds West, a distance of 160.53 feet to an iron rod; Thence with a curve to the left having a delta angle of 22 degrees 23 minutes 25 seconds, a radius of 638.67 feet, a chord bearing of South 22 degrees 10 minutes 09 seconds West, and a distance of 248.03 feet to an iron rod; Thence South 26 degrees 58 minutes 25 seconds West, a distance of 406.93 feet to an iron rod; Thence with a curve to the right having a delta angle of 31 degrees 59 minutes 13 seconds, a radius of 161.67 feet, a chord bearing of South 43 degrees 19 minutes 28 seconds West, and a distance of 161.67 feet to an iron rod; Thence with a curve to the right having a delta angle of 57 degrees 41 minutes 09 seconds, a radius of 132.50 feet, a chord bearing of South 88 degrees 23 minutes 32 seconds West, and a distance of 127.84 feet to an iron rod; Thence North 62 degrees 53 minutes 28 seconds West, a distance of 478.50 feet to an iron rod; Thence North 67 degrees 48 minutes 31 seconds West, a distance of 220.10 feet to an iron rod; Thence, leaving said right of way, North 62 degrees 00 minutes 08 seconds East, a distance of 173.25 feet to an iron rod; Thence North 51 degrees 25 minutes 46 seconds East, a distance of 396.00 feet to an iron rod; Thence North

41 degrees 25 minutes 46 seconds East, a distance of 1,056.00 feet to an iron rod; Thence North 71 degrees 25 minutes 46 seconds East, a distance of 33.00 feet to an iron rod; Thence North 26 degrees 25 minutes 46 seconds East, a distance of 297.00 feet to an iron rod; Thence South 85 degrees 35 minutes 05 seconds East, a distance of 135.64 feet to an iron rod; Thence South 71 degrees 33 minutes 34 seconds East, a distance of 69.52 feet to the point of beginning and containing 19.524 acres of land.

Being the same property conveyed to Clinton Marlar and Aimee Marlar, husband and wife by Warranty Deed from Indian Creek Hunt and Timber Club, LLC, a Tennessee Limited Liability Company of record in Instrument No. 201404230033932 Register's Office for Davidson County, Tennessee, dated April 18, 2014 and recorded on April 23, 2014.

This is property more commonly known as 7212 Indian Creek Road, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 11th day of August, 2026.

Clinton Marlar

Aimee Marlar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of August, 2026, before me personally appeared Clinton Marlar and Aimee Marlar, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of August, 2026.

Notary Signature
My commission expires:

MADELINE WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029