Karen Johnson Davidson County
Batch# 1459993 DEEDWARR
08/17/2026 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $23,310.00
20260817-0076470

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260755191

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $6,300,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of August, 2026.

Tracey Perry
Notary Public
My Commission Expires: 11-5-29

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
915 Drew Place Property Trust 915 Drew Place Nashville TN 37205	New Owner	Tax Parcel ID No. 130 10 0 043.00

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, **Mark J. Dominik and Amy M. Dominik, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **915 Drew Place Property Trust dated July 29, 2026**, ("Grantees"), its 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 Nos. 4, 5, 6, the Northerly 46.05 feet of Lot No. 7 and the Northerly part of Lot No. 11 of Block 5 on the Plan of MANORS OF BELLE MEADE, as of record in Plat Book 547, page 152, Register's Office for said County, described together as follows:

Beginning at the Southwest corner of Forsythe Avenue and Drew Place; thence with the Southerly margin of Forsythe Avenue, Westerly 225 feet to the Northeast corner of Lot No. 3 on said Plan; thence with the line between said Lot Nos. 3, 4, 11 and 12 on said Plan, Southwardly 216 feet to a point; thence Eastwardly 225 feet to a point on the Westerly margin of said Drew Place, said point being 9.95 feet Northerly from the common corner of Lot Nos. 7 and 8 on said Plan; thence with the Westerly margin of said Drew Place, Northwardly 215.95 feet to the beginning.

Being the same property conveyed to Mark J. Dominik and Amy M. Dominik, husband and wife, by Warranty Deed from William H. Edwards, Jr. and Diane P. Edwards, husband and wife, of record in Instrument No. 20180620-0059305, in the Register's Office of Davidson County, Tennessee, dated June 18, 2018 and recorded on June 20, 2018.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

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 MANORS OF BELLE MEADE, as recorded in Plat Book 547, Page(s) 152.

Easement for the flow of the waters of Belle Meade Branch, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Belle Meade Branch, free from diminution or pollution.

This is improved property located at 915 Drew Place 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 14th day of August, 2026.

Mark J. Dominik

Amy M. Dominik

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark J. Dominik and Amy M. Dominik, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2026.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, do hereby make 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 correct copy of the original document executed and authenticated according to law on August 14, 2026. (date of document).

Signature

Date: 8-14-26

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 14th day of August, 2026.

Tracey Perry
Notary Public

My commission Expires: 11-5-29

TRACEY PERRY
SEAL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON