Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9614-WE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 1,700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

Karen Johnson
Batch # 1460138
08/18/2026 09:30:37 AM
Fees: $13.00 Taxes: $6,290.00
Davidson County
DEEDWARR
2 pgs
20260818-0076668

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Pine and Smith Revocable Trust,	New Owner	
6002 Hickory Valley Road		103-13-0-004.00
Nashville, TN 37205		
(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, **Patricia Ann Morrison-Bolian Revocable Trust, u/a/d July 24, 2018, as amended and restated**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Pine and Smith Revocable Trust**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Hillwood Estates, Section 5, as of record in Book 2133, page 55, Register's Office for said County.

Said Lot No. 61 fronts 207.07 feet on the Northerly side Hickory Valley Road (formerly Hillwood Drive) and runs back between lines 300 feet to a dead line, measuring 140 feet thereon.

Being the same property conveyed to George C. Bolian and wife, Patricia Ann Morrison Bolian, by Warranty Deed from Jack P. Mitchell and wife, Patsy Ann Mitchell of record in Book 8461, Page 732, Register's Office for Davidson County, Tennessee, dated October 09, 1991 and recorded on October 10, 1991.

Being the same property conveyed to George C. Bolian and Patricia Ann Morrison-Bolian, As Co-Trustees of the George C. Bolian and Patricia Ann Morrison-Bolian Revocable Trust established on March 4 2010, by Quit Claim Deed from George C. Bolian and Patricia Ann Morrison-Bolian of record in Instrument No. 20100317-0020086 Register's Office for Davidson County, Tennessee, dated March 04, 2010 and recorded on March 17, 2010.

Being the same property conveyed to George C. Bolian and wife, Patricia Ann Morrison-Bolian, as tenants by the entirety by Trustee's Quit Claim Deed Deed from George C. Bolian and Patricia Ann Morrison-Bolian, as co-trustees of the George C. Bolian and Patricia Ann Morrison-Bolian Revocable Trust of record in Instrument No. 20180726-0073115 Register's Office for Davidson County, Tennessee, dated July 26, 2018 and recorded on July 26, 2018.

Being the same property conveyed to George C. Bolian and Patricia Ann Morrison-Bolian, As Co-Trustees of The Bolian Community Property Trust by Quit Claim Deed from George C. Bolian and wife, Patricia Ann Morrison-Bolian of record in Instrument No. 20220609-0065955 Register's Office for Davidson County, Tennessee, dated May 12, 2022 and recorded on June 09, 2022.

Being the same property conveyed to Patricia Ann Morrison-Bolian, Individually, and Patricia Ann

Morrison-Bolian, as Trustee of The Patricia Ann Morrison-Bolian Revocable Trust, as tenants in common by Trustee's Quit Claim Deed from Patricia Ann Morrison-Bolian, as Trustee of the Bolian Community Property Trust and as Trustee of The George C. Bolian Revocable Trust of record in Instrument No. 20250515-0038106 Register's Office for Davidson County, Tennessee, dated May 12, 2025 and recorded on May 15, 2025.

Being the same property conveyed to Patricia Ann Morrison-Bolian, Trustee of The Patricia Ann Morrison-Bolian Revocable Trust by Quit Claim Deed from Patricia Ann Morrison-Bolian, an unmarried widow, of record in Instrument No. 20250523-0040807 Register's Office for Davidson County, Tennessee, dated May 12, 2025 and recorded on May 23, 2025.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **6002 Hickory Valley Road, Nashville, TN 37205**

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 our hands this the 14th day of August, 2025.

Patricia Ann Morrison-Bolian Revocable
Trust, u/a/d July 24, 2018, as amended
and ~~restated~~

BY: Patricia Ann Morrison-Bolian, Trustee
Patricia Ann Morrison-Bolian
Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Patricia Ann Morrison-Bolian** with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the **Trustee** of the **Patricia Ann Morrison-Bolian Revocable Trust u/a/d July 24, 2018, as amended and restated,** the within named bargainor, and Trust, and that he/she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Patricia Ann Morrison-Bolian** as such **Trustee**.

Witness my hand and official seal this the 14th day of August, 2025.

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON