Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
18 Burton Hills Blvd., Suite 100
Nashville, TN 37215

Karen Johnson
Batch # 1460139
08/18/2026 09:33:16 AM
Fees: $13.00 Taxes: $18,500.00

Davidson County
DEEDWARR
2 pgs

20260818-0076670

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 5, 2029	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: $5,000,000.00 _____ Affiant Subscribed and sworn to before me, this 17th day of August 2026. _____ Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Christopher Scott Pryor and Emily Pryor 300 Sunnyside Drive Nashville, TN 37205	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 116 07 0 108.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW LYNCH AND LESLEY MANN LYNCH, WIFE AND HUSBAND,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CHRISTOPHER SCOTT PRYOR AND EMILY PRYOR, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's 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. 5 on the Plan of Resubdivision of a Part of Thomas H. Malone Farm of record in Plat Book 3700, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, Said Lot No. 5 fronts 171.8 feet on the Easterly side of Sunnyside Drive and extends back 303.3 feet on the Northerly line and 291 feet on the Southerly line to deadline measuring 169.5 feet.**
>
> **Being the same property conveyed to Andrew Lynch and Lesley Mann Lynch, wife and husband by Deed dated March 27, 2024 from Gary S. Gutow, unmarried, recorded April 1, 2024, in Instrument Number 202404010021894, in the Official Records of Davidson County, Tennessee.**

This is improved property commonly known as: **300 Sunnyside Drive, Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 _____ day of August 2026..

ANDREW LYNCH

LESLEY MANN LYNCH

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDREW LYNCH AND LESLEY MANN LYNCH**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of August 2026.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2026

Notary Public
My Commission Expires: _____