20261244R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $1,995,000.00. Sydney Neal Affiant Subscribed and sworn to before me, this the 14th day of August, 2026. Notary Public My commission expires: 5/30/29

Karen Johnson Davidson County
Batch# 1460211 DEEDWARR
08/18/2026 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $7,381.50
20260818-0076778

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Ryan Dennis Franklin and Casey Caitlin Franklin	SmartBank	**145-00-0-072.00**
1619 Otter Creek Road	PO Box 1910	
Nashville, TN 37215	Pigeon Forge, TN 37868	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Toby Rose f/k/a Toby Lowenfels, an unmarried woman, and Henry Lowenfels, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Dennis Franklin and Casey Caitlin Franklin, husband and wife, as tenants by the entirety

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Tract No. 1 on the Plan of Section Two, Waterswood Heights of record in Plat Book 4060, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Toby Lowenfels and Henry Lowenfels by Warranty Deed from Christopher Meffe and Colleen Meffe, husband and wife of record in Instrument No. 20201103-0128792 Register's Office for Davidson County, Tennessee, dated October 30, 2020 and recorded on November 03, 2020.

This conveyance is subject to:

1) zoning;
2) setback requirements and general utility, sewer and drainage easements of record on the Binding Agreement Date upon which the improvements do not encroach;
3) subdivision and/or condominium declarations, covenants, restrictions, and easements of record on the Binding Agreement Date; and
4) leases and other encumbrances specified in the Agreement.

This is improved (__X_) unimproved (____) property known as **1619 Otter Creek Road, Nashville, TN 37215.**

[signatures appear on the following page]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 14th day of August, 2026:

Toby Rose f/k/a Toby Lowenfels

Henry Lowenfels

STATE OF TENNESSEE)
) **INDIVIDUAL ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Toby Rose f/k/a Toby Lowenfels**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

My Commission Expires: 5|30|29

Notary Public

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
) **INDIVIDUAL ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Henry Lowenfels**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

My Commission Expires: 5|30|29

Notary Public

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Ryan Rafoth, 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 exact copy of the original document executed and authenticated according to law on

August 14, 2026
Date

Affiant Signature

8/14/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 14th day of August, 2026

Notary's Signature

My commission expires 7/25/29
Date

Notary's Seal (if on paper)

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202608180076778