THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

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

Karen Johnson
Batch # 1464847
08/27/2026 09:44:55 AM
Fees: $13.00 Taxes: $13,875.00

Davidson County
DEEDWARR
2 pgs

20260827-0079586

ADDRESS NEW OWNER
712 Lynwood Trust
712 Lynnwood Blvd.
Nashville, TN 37205

SEND TAX BILLS TO
New Owner

MAP/PARCEL
130-07-0-113.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MICHELLE MARIE WARNER, TRUSTEE OF THE RICHARD CHARLES WARNER AND MICHELLE MARIE WARNER JOINT TRUST DATED DECEMBER 27, 2021** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **THE 712 LYNWOOD TRUST DATED AUGUST 12, 2026,** ("Grantee" herein), her successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 211 and part of 9th Street (now closed) on the plan of part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Plat Book 421, Pages 102 and 103, Register's Office for said County, described according to an unrecorded revised plan as follows:

Beginning at the Southeast corner of Lynnwood Boulevard and Trimble Road; thence with the Southerly margin of Trimble Road Eastwardly 202 feet; thence Southwardly 128 feet; thence Westwardly 200 feet to the Easterly margin of said Boulevard; thence with same Northwardly 100 feet to the Beginning.

Being the same property conveyed to MICHELLE MARIE WARNER, TRUSTEE OF THE RICHARD CHARLES WARNER AND MICHELLE MARIE WARNER JOINT TRUST DATED DECEMBER 27, 2021, by deed from CHANDELIER DEVELOPMENT INC., A TENNESSEE CORPORATION, of record in Instrument No. 20230911-0070807, dated September 11, 2023, and corrected in Instrument No. 20231115-0089060, said Register's Office.

Being improved property known as: 712 Lynnwood Blvd., Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind herself, her assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2026 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 26 day of August, 2026.

MICHELLE MARIE WARNER, TRUSTEE OF THE RICHARD CHARLES WARNER AND MICHELLE MARIE WARNER JOINT TRUST, DATED DECEMBER 27, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared **MICHELLE MARIE WARNER, TRUSTEE OF THE RICHARD CHARLES WARNER AND MICHELLE MARIE WARNER JOINT TRUSTE, DATED DECEMBER 27, 2021**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 26th day of August, 2026.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/5/29

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$3,750,000.00.**

Sworn to and subscribed before me this 26 day August, 2026.

Notary Public

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

My Commission Expires: _____