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

CRT File No. 260855385

Karen Johnson Davidson County
Batch # 1465090 DEEDWARR
08/28/2026 10:30:51 AM 2 pgs
Fees: $13.00 Taxes: $15,910.00

20260828-0079926

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $4,300,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of August, 2026.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rockin' Oaks Community Property Trust Mike Delevante 1203 Paris Avenue, Suite 102 Nashville, TN 37212	New Owner	Tax Parcel ID No. 132 06 0 044.00

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, **Vicki Cherry, Successor Trustee of the Lucky Numbers Trust, U/A/D 9/24/2020** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rockin' Oaks Community Property Trust, dated August 14, 2026**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson, Tennessee being Lot No. 4, on the PLAN OF GIDEON P. WADE HOME PLACE, of record in Book 2330, Page 160, Register's Office for said county, described as follows:

Being at a point in the southerly margin of Curtis wood Lane at the northwest corner of this lot and the northeast corner of Lot No. 1 of said Wade's Subdivision, of record in Book 2330, Page 13; thence along the line of Lots No. 1 and 2 of said Subdivision as follows: South 11° 19' West 435.7 feet; South 0° 30' West 276.94 feet to the north line of Lot No. 3 of said Subdivision; thence with the line of the same, North 81° 41' East 189.9 feet to a corner of Lot No. 5 on the Plan of record in Book 2330, Page 160; thence with the line between Lots No. 4 and 5, Northerly 590 feet to the southerly margin of Curtiswood Lane; thence with the margin of the same as follows: North 37° 04" West 27 feet to the beginning of a curve; thence around said curve, northwesterly 97.9 feet; thence North 76° 39" West 74 feet to the point of beginning, containing 3.22 acres, more or less.

Being the same property PEGGY STEPHENS, TRUSTEE OF THE LUCKY NUMBERS TRUST, UAD 9/4/2020, by Warranty Deed from ANNE R. LACY (PKA AANNE LACY-DEEGAN), individually and as Executrix of the ESTATE OF NANCY BROOKS LACY, deceased, WILLIAM W. LACY, JR., WILLIAM DONALD, ROBERT R. MITCHELL, JR., EMMA MITCHELL (AKA EMMA LOUSE KNACK) and BROOKS EVAN MITCHELL (AKA BROOKS EVAN NITCHELL), of record in Instrument No. 20210205-0017080, in the Register's Office for Davidson County, Tennessee, dated February 4, 2021, and recorded on February 5, 2021. As affected by Appointment of Successor Trustee of record in Instrument No. 20211015-0139216, and further affected by Affidavit of Change of Trustee of record in Instrument No. 20240326-0020699. Said Warranty Deed erroneously referenced the effective date of the Grantee Trust as 9/4/2020, and it should have been 9/24/2020.

Being the same property conveyed to Rockin' Oaks Community Property Trust from Vicki Cherry, Trustee of the Lucky Numbers Trust, UAD 9/24/2020 by Deed of record in Instrument No._____, Register's Office of Davidson County, Tennessee. Having corrected the erroneous date referenced in the preceding paragraph, and Vicki Cherry having been appointed Successor Trustee by that certain Appointment Agreement dated August 10, 2026.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. Sec. 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plan of Gideon P. Wade Home Place, as recorded in Book 2330, Page 160, in the Davidson County Register of Deeds.

This is improved property located at: 835 N Curtiswood Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 Grantee, 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 21st day of August, 2026.

LUCKY NUMBERS TRUST U/A/D 9/24/2020

Vicki Cherry, trustee
VICKI CHERRY, SUCCESSOR TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the aforesaid, Vicki Cherry, Successor Trustee of the Lucky Numbers Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that as such Trustee, she executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at office, this 21st day of August, 2026.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030