THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260855561**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $683,500.00. Affiant Subscribed and sworn to before me, this 28th day of August, 2026. Notary Public My Commission Expires: _____

Karen Johnson Davidson County
Batch # 1465267 DEEDWARR
08/31/2026 09:17:48 AM 4 pgs
Fees: $23.00 Taxes: $2,528.95
20260831-0080192

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

WARRANTY DEED

Address New Owner: C.A. Briggs IRR Trust U/W of Carolyn Skelly F/B/O Carolyn Ann Briggs 4400 Belmont Park Terrace, Unit 173 Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-03-0C-173.00 CO

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, **Reaghan Roper Paddock and William Arthur Paddock, Co-Trustees of the Paddock Family Revocable Trust dated November 13, 2025** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **C.A. Briggs IRR Trust U/W of Carolyn Skelly F/B/O Carolyn Ann Briggs,** ("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 County, Tennessee, being Lot(s) 173, as shown on the map entitled Arden Place Section Five, of record in Plat Book 4955, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to REAGHAN PADDOCK AND WILLIAM PADDOCK, WIFE AND HUSBAND, by deed from PAGE OWENS PATTON, EXECUTOR OF THE ESTATE OF ROBERT FERRELL OWENS, DECEASED, of record in Instrument No. 20210617-0081960, dated June 15, 2021, said Register's Office.

Being the same property conveyed to REAGHAN PADDOCK AND WILLIAM PADDOCK, WIFE AND HUSBAND, by quitclaim deed from PAIGE OWENS PATTON AND ASHLEY LAURA THOMAS, of record in Instrument No. 20210628-0087263, dated June 24, 2021, said Register's Office.

REAGHAN PADDOCK AND WILLIAM PADDOCK, WIFE AND HUSBAND conveyed to REAGHAN ROPER PADDOCK AND WILLIAM ARTHUR PADDOCK, CO-TRUSTEES OF THE PADDOCK FAMILY REVOCABLE TRUST DATED NOVEMBER 13, 2025, by quitclaim deed of record in Instrument No. 20251118-0091644, dated November 13, 2025, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 131-03-0C-173.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4754, page 455, amended in Book 5091, page 66, Instrument No.

20070816-0098235, Instrument No. 20140801-0069316 and Instrument No. 20171017-0106296, said Register's Office.

This is improved property located at 4400 Belmont Park Terrace, Unit 173 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 Grantees, 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 28th day of August, 2026.

Paddock Family Revocable Trust dated November 13, 2025

By: Reaghan Roper Paddock, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Reaghan Roper Paddock, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Co-Trustee of Paddock Family Revocable Trust dated November 13, 2025the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of August, 2026.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of August, 2026.

Paddock Family Revocable Trust dated November 13, 2025

By: William Arthur Paddock, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, William Arthur Paddock, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Co-Trustee of Paddock Family Revocable Trust dated November 13, 2025the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of August, 2026.

Shira Kingrey

Notary Public

My Commission Expires:

Notarized online using audio-video communication technology

ELECTRONIC NOTARY PUBLIC STATE OF TENNESSEE

Shira Kingrey
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 09/02/2029

Certificate of Authenticity

I, J. Anderson, 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 28, 2026.

Date

Affiant Signature

August 28, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of August, 20 26.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029