THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9802-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00. Nancy Enoch Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 2026. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1466634 DEEDWARR
09/01/2026 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20260901-0080806

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
119 Gilman, LLC	**SAME AS NEW OWNER**	
2701 Hemingway Drive		130-05-0-064.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Steven Powers Lewis and Venable Lane Lewis IV, devisees under the Last Will & Testament of Venable L. Lewis, III.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **119 Gilman, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23 of Block G, on the Second Revised Plan of Highlands of Belle Meade No. 2, of record in Book 1130, Pages 71 and 72, Register's Office for Davidson County, Tennessee. Said Lot No. 23 fronts 100 feet on the Southerly side of Gilman Avenue and runs between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Venable L. Lewis, III and wife, Marilyn E. Lewis, by Warranty Deed from James E. Spilman and wife, Laura W. Spilman of record in Book 3401, Page 613, Register's Office for Davidson County, Tennessee, dated June 22, 1962 and recorded on June 22, 1962. Marilyn E. Lewis died on January 23, 2003, vesting Venable L. Lewis, III as the surviving tenant by the entirety.

Venable L. Lewis, III died testate on January 1, 2026, leaving a Last Will and Testament which has been admitted to probate under Docket No. 26P-163 in the Seventh Circuit (Probate) Court for Davidson County, Tennessee. Pursuant to the terms of said Last Will and Testament, the subject property was devised to Steven Powers Lewis and Venable Lane Lewis IV.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property is known as **119 Gilman Avenue, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 26 day of August, 2026.

Steven Powers Lewis

Venable Lane Lewis, IV

The Estate of Venable Lane Lewis, III

BY: _____
Steven Powers Lewis, Co-Executor

BY: _____
Venable Lane Lewis, IV, Co-Executor

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steven Powers Lewis and Venable Lane Lewis IV,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26 day of August, 2026.

My Commission expires: 5/10/27

Notary Public

KATHLEEN WILLIAMSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Steven Powers Lewis and Venable Lane Lewis IV**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Co-Executors of The Estate of Venable Lane Lewis, III, the within named bargainer, and that he/she as such Co-Executors executed the foregoing instrument for the purposes therein contained, by signing as Co-Executors

Witness my hand and official seal this the 26 day of August, 2026.

My Commission expires: 5/10/27

Notary Public

KATHLEEN WILLIAMSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or 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 26, 2026.

Affiant Signature

August 26, 2026.
Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: _____

Notary's Seal

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028