BOX 10-A

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

CRT File No. 260755192

Karen Johnson Davidson County
Batch # 1468772 DEEDWARR
09/04/2026 10:54:56 AM 2 pgs
Fees: $13.00 Taxes: $6,937.50

20260904-0082422

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,875,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2026.

Notary Public
My Commission Expires:

LILLIAN TURMAN TENNESSEE NOTARY PUBLIC My Comm Exp. 10/04/2027 COUNTY OF DAVIDSON

LILLIAN TURMAN TENNESSEE NOTARY PUBLIC My Comm Exp. 10/04/2027 COUNTY OF DAVIDSON

RETURN TO:
PREMIER ESCROW, LLC
1301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bradley J. Bars 4117 Hillsboro Pike, Ste 103-265 Nashville, TN 37215	New Owner	Tax Parcel ID No. 116 05 0 006.00

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, **Jerry E. Foreman and Lee A. Foreman, Trustees of the Jerry & Lee Foreman Living Trust, established by the Revocable Trust Agreement of Jerry E. Foreman and Lee A. Foreman dated September 25, 2023, as amended and restated from time to time** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bradley J. Bars, a married man**, ("Grantees"), 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 No. 4 on the map of GEORGE N. WELCH, JR., SUBDIVISION OF WEST MEADE VILLAGE TRACT, SECTION "A" of record in Plat Book 1424, Page 71, Register's Office for said County.

Said Lot No. 4 front 175 feet on the broken Westerly margin of Jocelyn Hollow Road and extends back 375.3 feet on the Northerly line and 375.2 feet on the Southerly line to a dead line in the rear, measuring 175 feet thereon.

Being the same property conveyed to Jerry E. Foreman and/or Lee A. Foreman, Trustees of the Jerry & Lee Foreman Living Trust, established by the Revocable Trust Agreement of Jerry E. Foreman and Lee A. Foreman dated September 25, 2023, as amended and restated from time to time, by Quit Claim Deed from Jerry E. Foreman and wife, Lee A. Foreman, of record in Instrument No. 20230928-0076091, in the Register's Office of Davidson County, Tennessee, dated September 25, 2023, and recorded on September 28, 2023.

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.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGE N. WELCH, JR., SUBDIVISION WEST MEADE VILLAGE TRACT, SECTION "A", as recorded in Plat Book 1424, Page(s) 71.

This is improved property located at 6012 Jocelyn Hollow Road Nashville TN 37205

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

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 31st day of August, 2026.

Jerry E. Foreman and Lee A. Foreman, Trustees of the Jerry & Lee Foreman Living Trust, established by the Revocable Trust Agreement of Jerry E. Foreman and Lee A. Foreman dated September 25, 2023, as amended and restated from time to time

BY: Jerry E. Foreman, Trustee

BY: Lee A. Foreman, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry E. Foreman and Lee A. Foreman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Jerry & Lee Foreman Living Trust, established by the Revocable Trust Agreement of Jerry E. Foreman and Lee A. Foreman dated September 25, 2023, as amended and restated from time to time the 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 31st day of August, 2026.

Notary Public
My Commission Expires: _____

