THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260855405**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,075,000.00. Tracey Perry Affiant Subscribed and sworn to before me, this 4th day of September, 2026. Notary Public My Commission Expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2028

Karen Johnson Davidson County
Batch# 1470722 DEEDWARR
09/10/2026 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $3,977.50
20260910-0083854

WARRANTY DEED

Address New Owner: Edwin Hanks Bird and Cathryn Bird 3514 Woodmont Boulevard Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 05 0 109.00

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, **Charles W. McElroy and Arden Ritter McElroy, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edwin Hanks Bird and Cathryn Bird, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a copy of a survey made by W. B. Southgate, Surveyor, July, 1929, and revised July 27, 1932, being the Easterly 45 feet of lots Nos. 12 and 17 and the Westerly 65 feet of lots 13 and 16, on the subdivision of the Fourth and First National Bank's 7.34 acre tract, not of record, described as follows:

BEGINNING at a point on the Northerly margin of Woodmont Boulevard, 306 feet East of the intersection of the Northerly margin of said Woodmont Boulevard and the center line of Bowling Avenue, formerly Golf Club Lane, said point being the Southwest corner of the property conveyed to W. L. Bainbridge, Jr., and wife, by deed from Life and Casualty Insurance Company, of record in Book 1113, Page 315, Register's Office for said County; thence with the Northerly margin of said Woodmont Boulevard, North 85 deg. West 110 feet to a point 170.7 feet East of the Northeast corner of said Woodmont Boulevard and Bowling Avenue; thence Northwardly 306.75 feet to a point in the Southerly margin of a 40-foot unnamed road; thence with the Southerly margin of said road, South 89 deg. 03' East 110 feet to the Northwest corner of said Bainbridge property; thence with the Western boundary line of said Bainbridge property Southwardly 310.8 feet, more or less, to the beginning.

Being the same property conveyed to Charles W. McElroy, et ux, Arden Ritter McElroy, by Warranty Deed from Mary Virginia Gee, of record in Book 7588, Page 544, in the Register's Office of Davidson County, Tennessee, dated June 30, 1988 and recorded on June 30, 1988.

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 _ 67-5-603, et seq.

This is improved property located at 3514 Woodmont Boulevard 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 4th day of September, 2026.

Charles W. McElroy

Arden Ritter McElroy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles W. McElroy and Arden Ritter McElroy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 2026.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAR 6, 2030

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on September 4, 2026. (date of document).

Signature

Date: 9-8-26

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 8th day of September, 2026.

Tracy Perry
Notary Public

My commission Expires: 11-5-29

TRACEY PERRY
SEAL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON