Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00. Affiant Subscribed and sworn to before me, this the 8th day of September, 2026. Notary Public My commission expires:_____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1472255 DEEDWARR
09/14/2026 10:53:09 AM 2 pgs
Fees: $13.00 Taxes: $6,290.00
20260914-0085048

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

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Scott C. Standard Jr. & Katherine F. Standard	New Owner	**130-09-0-097-00**
200 Brookfield Avenue		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Steven E. Kress and wife, Roberta J. Kress

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott C. Standard, Jr. and Katherine F. Standard, husband and wife

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. 1 and the southerly 25 feet of Lot No. 2, of Block 5 on the Plan of Highlands of Belle Meade No. 1, as of record In Plat Book 547, Page 180, Register's Office for Davidson County, Tennessee, and described according to a copy of survey thereof, made by Wm. Collier Parrish, Associates, Civil Engineers, July 7, 1959, as follows:

Said Lot No. 1 and part of Lot No. 2 adjoin and front together 116 feet 7 inches on the easterly side of Page Road and runs back between lines 163.75 feet on the northerly line and 166 feet on the southerly line, along the northerly line of Brookfield Drive, now Avenue, to a dead line on which it measures 133 feet 3 inches.

Being all the same property conveyed to Steven E. Kress and wife, Roberta J. Kress, by Warranty Deed dated June 8, 2015, from Alan D. Bostick and wife, Katherine N. Bostick, of record in Instrument No. 20150610-0054931, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **All matters shown on the Plan of record in Plat Book 547, Page 180, Register's Office for Davidson County, Tennessee.**

2) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is improved property, known as 200 Brookfield Ave, 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 GRANTEE(S) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 8th day of September, 2026.

Steven E. Kress

Roberta J. Kress

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Steven E. Kress and Roberta J. Kress, husband and wife, the within named bargainor(s), 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 and official seal at Nashville, Tennessee, this 8th day of September, 2026.

Notary Public

My Commission Expires: 11/19/28

