THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260955750** Karen Johnson Davidson County Batch# 1476490 DEEDWARR 09/23/2026 08:10:30 AM 3 pgs Fees: $18.00 Taxes: $16,280.00 20260923-0088046	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $4,400,000.00. Affiant Subscribed and sworn to before me, this 22nd day of September, 2026. Notary Public My Commission Expires JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: 912 Westview Ave Trust 3723 Greenville Ave #60047 Dallas, TX 75206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 11 0 019.00

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, **Leslie O. Sellers, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **912 Westview Ave Trust**, ("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. 37 on the REVISED PLAN OF THE NEW GOLF CLUB SUBDIVISION, of record in Plat Book 421, Page 185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Leslie O. Sellers, married, by Warranty Deed from Jerry Mckamey and wife, Maria A. Depaulo, of record in Instrument No. 20141022-0097669, in the Register's Office of Davidson County, Tennessee, dated October 22, 2014, and recorded on October 22, 2014. Douglas Sellers joins in this conveyance to convey all right, Title, and interest he may have in and to the above-described property as spouse of Leslie O. Sellers.

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 for the year 2026 and thereafter, 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 REVISED PLAN OF THE NEW GOLF CLUB SUBDIVISION, as recorded in Plat Book 421, Page(s) 185.

Easement for Sanitary Sewer, recorded in Book 5787, Page 464 and Book 5787, Page 458.

Inspection and Maintenance Agreement for Permanent Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20151210-0124205.

This is improved property located at 912 Westview Avenue Nashville TN 37205

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 22nd day of September, 2026.

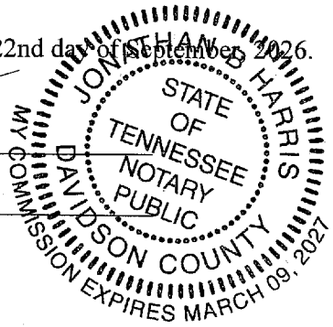
Leslie O. Sellers

Douglas Sellers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leslie O. Sellers and Douglas Sellers, 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 22nd day of September, 2026.



Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, George Mudter, 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 9/22/26 (date of document).

Affiant Signature

9/22/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

