THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260855467** Karen Johnson Davidson County Batch # 1477261 DEEDWARR 09/24/2026 02:11:14 PM 2 pgs Fees: $13.00 Taxes: $15,540.00 20260924-0088817	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $4,200,000.00. Affiant Subscribed and sworn to before me, this 22nd day of September, 2026. Notary Public My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-202

WARRANTY DEED

Address New Owner: FXFM Revocable Trust, dated February 2, 2024 515 Belle Meade Boulevard Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 14 0 090.00

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, **Richard A. Mozenter as Trustee of The Lionwolf Trust, dated March 27, 2018** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **FXFM Revocable Trust, dated February 2, 2024**, ("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 part of Lot No. 24 on the Plan of FIRST BELLE MEADE SUBDIVISION of record in Plat Book 332, Pages 88 and 89, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, also further described according to a survey made by Erie Drake, County Surveyor, August 6, 1919, as follows:

Beginning on the Westerly margin of Belle Meade Boulevard, at a point 127-1/2 feet South of the corner of Lots Nos. 24 and 25; thence with the Westerly margin of said boulevard, Southwardly 125-1/2 feet, more or less, to the Northeast corner of the property conveyed to James H. Reed, Jr. and wife, by deed from A.G. Bowen and wife, as of record in Book 675, Page 414; thence with said Reed's northerly line, Westwardly 503- 113 feet; thence, Northwardly 127.75 feet; thence Eastwardly 491 feet, more or less to the beginning.

Being the same property conveyed to Richard A. Mozenter as Trustee of The Lionwolf Trust, dated March 27, 2018, by Warranty Deed from Gregory L. Powell and wife, Andrea Powell, of record in Instrument No. 20180425-0038890, in the Register's Office of Davidson County, Tennessee, dated April 18, 2018, and recorded on April 25, 2018.

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.

County of Davidson taxes for the year 2026 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2026 and thereafter, for tax parcel identification number 116 14 0 090.00, 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 FIRST BELLE MEADE SUBDIVISION, as recorded in Plat Book 332, Page(s) 88 and 89.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 515 Belle Meade Boulevard 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.

The Lionwolf Trust, dated March 27, 2018

By: _____
Richard A. Mozenter, Trustee

CA
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~) Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard A. Mozenter, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The Lionwolf Trust, dated March 27, 2018, 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 22nd day of September, 2026.

JACOB ALEXANDER
Notary Public - California
Los Angeles County
Commission # 2490453
My Comm. Expires Jun 14, 2028

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Notary Public