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

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

CRT File No. 260955651

Karen Johnson Davidson County
Batch # 1477359 DEEDWARR
09/25/2026 09:49:09 AM 2 pgs
Fees: $13.00 Taxes: $13,227.50

20260925-0088947

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,575,000.00.

Affiant

Subscribed and sworn to before me, this 24th 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:	Send Tax Bills To:	Tax Information:
Esteswood Trust 3310 West End Ave Ste 400 Nashville TN. 37203	New Owner	Tax Parcel ID No. 130 04 0 016.00

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, **Scott Patrick Burns, Trustee of the Scott Patrick Burns Revocable Agreement dated January 29, 2009** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Esteswood Trust u/a/d September 3, 2026**, ("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 a parcel of land shown on Plan of ESTESWOOD ESTATES, in Plat Book 1835, Page 101, Register's Office for said County, but not a part thereof, lying on the West side of Esteswood Lane, North of Lot 13 of Esteswood Plan of record in Plat Book 1835, Page 101, said Register's Office, and described as follows:

Beginning at a concrete monument in the Westerly margin of Esteswood Lane, at the Northeast corner of Lot 13 on said Esteswood Estates; thence with the North line of said Lot 13, North 87 degrees, 30 feet West 253.61 feet; thence North 2 degrees 23 feet East 175 feet to a point; thence South 87 degrees 30 feet East 254 feet to the Westerly margin of Esteswood Lane, thence with the Westerly margin of Esteswood Lane, South 2 degrees 30 feet West 175 feet to the beginning.

Being the same property conveyed to Scott Patrick Burns Trustee of the Scott Patrick Burns Revocable Trust Agreement dated December January 29, 2009 (aka Scott Patrick Burns Revocable Trust Agreement dated January 29, 2009), by Quitclaim Deed from Scott Burns and Meredith Burns, husband and wife, of record in Instrument No. 20151214-0125433, in the Register's Office of Davidson County, Tennessee, dated December 09, 2015, and recorded on December 14, 2015.

Being the same property conveyed to Scott Burns and Meredith Burns, Husband and Wife, by Warranty Deed from Richard Elliot Ragsdale, Trustee of the Richard Elliot Ragsdale Revocable Trust UAD December 17, 2008, of record in Instrument No. 20151116-0116146, in the Register's Office of Davidson County, Tennessee, dated November 12, 2015, and recorded on November 16, 2015.

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 ESTESWOOD ESTATES, as recorded in Plat Book 1835, Page(s) 101.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ESTESWOOD SUBDIVISION, as recorded in Plat Book 974, Page 30.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20070202-0013868.

Easement recorded in Book 7126, Page 217.

This is improved property located at 4301 Esteswood Drive 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 24th day of September, 2026.

Scott Patrick Burns Revocable Trust

Scott Patrick Burns, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Patrick Burns, 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 for the Scott Patrick Burns Revocable Trust, 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 24th 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