Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson Davidson County
Batch # 1478120 DEEDWARR
09/28/2026 09:22:36 AM 4 pgs
Fees: $23.00 Taxes: $14,032.68
20260928-0089376

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-3992

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,792,616.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25 day of September, 2026

Notary Public

Commission Expires: My Commission Expires February 2, 2030

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sinha-Gupta Family Revocable Living Trust 2909 Compton Road Nashville, TN 37215	New Owner	117-02-0-006.00

WARRANTY DEED

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

Kenneth Wilson and Tracey Wilson, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sinha-Gupta Family Revocable Living Trust dated April 8, 2016

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:

Being the same property more particularly described in Exhibit A attached hereto and incorporated herein by reference as if fully set forth herein.

Being the same property conveyed to CS Holdings 2, LLC by Warranty Deed from Robert Walsh, Executor of the Estate of William A. Shutt, III of record in Instrument No. 20211207-0162172 Register's Office for Davidson County, Tennessee, dated December 1. 2021 and recorded on

December 7. 2021.

Being the same property conveyed to Kenneth Wilson and Tracey Wilson, husband and wife by Warranty Deed from CS Holdings 2, LLC, a Tennessee limited liability company of record in Instrument No. 20241120-0090471 Register's Office for Davidson County, Tennessee, dated November 13, 2024 and recorded on November 20, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2909 Compton Road, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Dated this the 25th day of September, 2026.

Tracey Wilson

Kenneth Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of September, 2026, before me personally appeared Tracey Wilson and Kenneth Wilson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of September, 2026.

Notary Signature
My commission expires: 2·2·2030

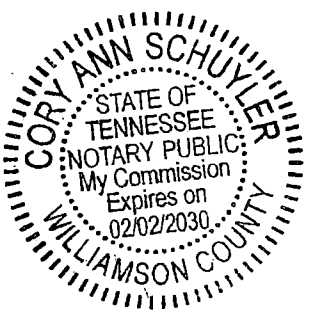


Exhibit A

Land in Davidson County, being Lot No. 15, Block No. 1 on the Plan of A Development of Stokes Tract, as of record in Book 974, Page 24, in the Register's Office of Davidson County, Tennessee, as follows:

Said lot fronts 85 feet on the Easterly side of Compton Road, 220 feet on the Northerly side, 216.4 feet on the Southerly side and measures 85 feet in the rear.

Being the same property conveyed to Kenneth Wilson and Tracey Wilson, husband and wife by Warranty Deed from CS Holdings 2, LLC, a Tennessee limited liability company of record in Instrument No. 20241120-0090471 Register's Office for Davidson County, Tennessee, dated November 13, 2024 and recorded on November 20, 2024.

And

A certain parcel of land lying in Nashville, Davidson County, Tennessee, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "K.Crowe #1979". All bearing are based on Geodetic North by G.P.S. observations dated 05-21-2024.

BEGINNING at an existing 5/8" capped iron pin "ELLIOTT," being the southeast corner to Kenneth & Tracey Wilson (Instrument No. 20241120-0090471; Lot 15 of Plat Bk. 974, Pg. 24), the northeast corner to Margaret E. Dobson (Deed Book 4718, Page 530; Lot 16 of Plat Bk. 974, Pg. 24), southwest corner of Nancy Giswol et al (Instrument No. 20180904-0087225; Lot 6 of Plat Bk. 974, Pg. 24), northwest corner of Charles Yezbak, III, et ux (Instrument No. 20160613-0059849; Lot 5 of Plat Bk. 974, Pg. 24), and being the northeast corner of the parcel described hereon;

THENCE, along the common line of said Charles Yezbak, III, et ux (Instrument No. 20160613-0059849; Lot 5 of Plat Bk. 974, Pg. 24) and Margaret E. Dobson (Deed Book 4718, Page 530; Lot 16 of Plat Bk. 974, Pg. 24) S 35°00'42" W, a distance of 1.04' to an iron pin set;

THENCE, across the land of said Margaret E. Dobson (Deed Book 4718, Page 530; Lot 16 of Plat Bk. 974, Pg. 24) with a new division line by court order for the next 3 calls: N 51°22'10" W, a distance of 105.75' to a PK Nail set with shiner #1979;

THENCE, N 49°18'46" W, a distance of 19.15' to a PK Nail set with shiner #1979;

THENCE, N 38°41'59" E, a distance of 0.51' to a point in the common line of said Kenneth & Tracey Wilson (Instrument No. 20241120-0090471; Lot 15 of Plat Bk. 974, Pg. 24) and Margaret E. Dobson (Deed Book 4718, Page 530; Lot 16 of Plat Bk. 974, Pg. 24), said point being located S 51°18'01" E, a distance of 87.90' along said common line from an iron pin set on the east right

of way of Compton Road, 50' right of way width, common corner to said Margaret E. Dobson & said Kenneth & Tracey Wilson;

THENCE, along common line of said Kenneth & Tracey Wilson (Instrument No. 20241120-0090471; Lot 15 of Plat Bk. 974, Pg. 24) and Margaret E. Dobson (Deed Book 4718, Page 530; Lot 16 of Plat Bk. 974, Pg. 24) S 51°18'01" E, a distance of 124.83' to the POINT OF BEGINNING, containing 133.0 square feet, more or less, according to a survey prepared under the direct supervision of Kevin David Crowe, TN RLS 1979.

Being the same property conveyed to Kenneth Wilson and Tracey Wilson, husband and wife by Consent Order from Margaret Dobson Sides of record in Instrument No. 20260710-0062556 Register's Office for Davidson County, Tennessee, recorded on July 10, 2026.