THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260855583** Karen Johnson Davidson County Batch# 1478134 DEEDWARR 09/28/2026 09:39:30 AM 3 pgs Fees: $18.00 Taxes: $20,165.00 20260928-0089391	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $5,450,000.00. Affiant Subscribed and sworn to before me, this 23rd day of September, 2026. Notary Public My Commission Expires:

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

WARRANTY DEED

Address New Owner: Elizabeth Borow and Andrew Gittle 3910 Wayland Drive Nashville TN 37215	Send Tax Bills To: New Owner **Property**	Tax Information: Tax Parcel ID No. 130 11 0 096.00

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, **Edward J. Dobbs, Trustee of the Edward J. Dobbs Grantor Trust u/t/a originally dated July 17, 1987, and restated December 4, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Borow, as to a 50% undivided interest, and Andrew Gittle, as to a 50% undivided interest, married to each other but explicitly as tenants in common.** ("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(s) 2, of Block "R", as shown on the Map entitled the Plan of TYNE MEADE, SECTION IV, of record in Plat Book 1424, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 2 of Block "R" fronts 145.0 feet on the Northerly margin of Wayland Drive and extends back 274.9 feet on the Westerly line and 326.0 feet on the Easterly line to a dead line in the rear, measuring 152.99 feet thereon.

Being the same property conveyed to Edward J. Dobbs Grantor Trust u/t/a originally dated July 17, 1987, and restated December 4, 2023, by Warranty Deed from BNA HOLDINGS, LLC, a Tennessee limited liability company, of record in Instrument No. 20240604-0041502, in the Register's Office of Davidson County, Tennessee, dated May 31, 2024, and recorded on June 04, 2024.

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.

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 TYNE MEADE, SECTION IV, as recorded in Plat Book 1424, Page(s) 25.

Rights of the public to the use of that part of the land described herein within the bounds of Unnamed.

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

This is improved property located at 3910 Wayland 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 23rd day of September, 2026.

Edward J. Dobbs Grantor Trust u/t/a originally dated July 17, 1987, and restated December 4, 2023

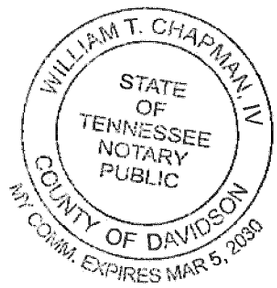
By: Edward Dobbs trustee
Edward J. Dobbs, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward J. Dobbs, 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 Edward J. Dobbs Grantor Trust u/t/a originally dated July 17, 1987, and restated December 4, 2023, 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 23rd day of September, 2026

Notary Public



Certificate of Authenticity

I, Emily Manno, 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 9/23/26.

Date

Affiant Signature

9/23/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of September, 20 26.

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2029