Karen Johnson Davidson County
Batch# 1482430 DEEDWARR
10/08/2026 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $19,425.00
20261008-0092495

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755325**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $5,250,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2026. Notary Public My Commission Expires:

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

WARRANTY DEED

Address New Owner: The Edwards Family 2019 Trust 7191 E Evening Star Drive Kamas, Utah 84036	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 02 0 143.00

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, **Julie Halbower, Trustee of SAMONICA NASHVILLE TRUST U/A/D JULY 28, 2007** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam Raymond Edwards and Meredith Dahl Edwards, Trustees of The Edwards Family 2019 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. 11 and the easterly 110 feet of Lot No. 10 on the PLAT OF A SUBDIVISION OF PART OF LOTS 10, 44B, and 45 OF BELLMEADE PLAN NO. 2, of record in Plat Book 421, Page 98, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 11 and part of Lot No. 10 front together 285 feet on the northerly side of Howell Place and run back between parallel lines 225 feet to a dead line.

Being the same property conveyed to SAMONICA NASHVILLE TRUST U/A/D JULY 28, 2007, by Warranty Deed from FOUCE FAMILY TRUST DATED JUNE 7, 1990, of record in Instrument No. 20240717-0053838, in the Register's Office for Davidson County, Tennessee, dated July 28, 2007, and recorded on July 17, 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 Subdivision of Part of Lots 10, 44B, and 45 of Bellmeade Plan No. 2, as recorded in Plat Book 421, Page 98.

Ordinance No. 56-2, of record in Book 2546, Page 602

This is improved property located at 4414 Howell Place 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 30th day of September, 2026.

SAMONICA NASHVILLE TRUST U/A/D JULY 28, 2007

By: _____
Julie Halbower, Trustee

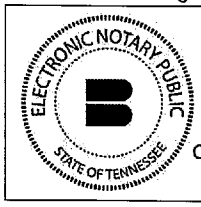
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, Julie Halbower, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Samonica Nashville Trust, dated July 28, 2007, 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 30th day of September, 2026.

Shira Kingrey
Notary Public

Notarized online using audio-video communication technology



Shira Kingrey
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 09/02/2029

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 9/30/26 (date of document).

Affiant Signature

10/6/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of October, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

