THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,115,000.00. Affiant Subscribed and sworn to before me this 7th day of October, 2026. Notary Public My Commission Expires:

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210
File No.: RES-26-128

KIMBERLY BEARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

WARRANTY DEED

Allen Charles Horton and Cortney Lauren Leyes 128 Abbeywood Dr. Nashville, TN 37215	**Send Tax Bills To:** United Wholesale Mortgage 700 South Blvd East Pontiac, MI 48341	**Tax Information:** Map and Parcel No.: 131060F04600CO

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, **William S. Robinson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allen Charles Horton and Courtney Lauren Leyes, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 128 Abbeywood Drive, Nashville, TN 37215.

Subject property has never been the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch # 1483496 DEEDWARR
10/13/2026 11:59:42 AM 3 pgs
Fees: $18.00 Taxes: $4,125.50

20261013-0093998

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of October, 2026.

William S. Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William S. Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2026.

Notary Public

My Commission Expires:
7-7-2027

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 46 on the Plat of a Resubdivision of Lot 2, Tract II, Burton Hills and Addition to the Village of Abbeywood, as of record in Plat Book 7900, Pages 967 and 968, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William S. Robinson, unmarried, from Martin Construction Company, a Tennessee corporation and Bruce D. Zeitlin, married, by Warranty Deed dated January 14, 1997, recorded January 16, 1997, in Book 10321, Page 143, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to the William S. Robinson Revocable Trust, from William S. Robinson, an unmarried man, by Quitclaim Deed dated May 17, 1999, recorded May 18, 1999, in Book 11482, Page 992, in the Register's Office of Davison County, Tennessee.

Subsequently being the same property conveyed to William S. Robinson, unmarried, from William S. Robinson, Trustee and Settler of the Williams (sic) S. Robinson Revocable Trust, by Quitclaim Deed dated June 17, 2005, recorded June 23, 2005, in Instrument No. 20050623-0071932, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 City/County Taxes, which have been paid in full and prorated by the parties.
2. Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522 amended in Book 6778, page 536, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Burton Hills Village of Abbeywood of record in Book 7146, page 193, amended in Book 9790, page 987, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Burton Hills Village of Abbeywood Association, Inc. of record in Book 7189, page 72, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Burton Hills Homeowners Association, Inc. of record in Book 6517, page 505, amended in Book 6921, page 216, Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Burton Hills Recreational Association, Inc. of record in Book 6517, page 511, amended in Book 6921, page 216, Register's Office for Davidson County, Tennessee.
7. Charter of Incorporation of Burton Hills Estate Association, Inc. of record in Book 6665, page 1, amended in Book 6921, page 210, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 7900, pages 967 and 968, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Book 6250, page 978, and in Book 6900, page 304, Register's Office for Davidson County, Tennessee.
10. Agreement recorded in Book 7147, pages 411 and 416, Register's Office for Davidson County, Tennessee.