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

Karen Johnson Davidson County
Batch# 904416 DEEDWARR
08/17/2022 10:59:32 AM 3 pgs
Fees: $18.00 Taxes: $17,852.50

20220817-0093210

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 37227-07-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $4,825,000.00. Affiant Subscribed ~~and~~ sworn to before me this 16th day of August, 2022. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information: Map and Parcel No.:
Jeffrey Allen Junge, Trustee Nobu Coy Junge, Trustee 3905 Wayland Drive Nashville, TN 37215	NEW OWNER	130 11 0 115.00

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, **Kelly E. Cox, as Trustee of The Ewing Steele Trust under agreement dated June 2, 2021, as amended ("Grantor")** has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Allen Junge and Nobu Coy Junge, Trustees of the Junge Living Trust dated December 28, 2016 (collectively, "Grantees")**, their successors 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 3905 Wayland Drive, Nashville, Davidson County, Tennessee 37215.

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

And Grantor covenants that she 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 herself, her successors and assigns to warrant and forever defend the title to said real estate to Grantees, their successors 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of August, 2022.

GRANTOR:

Kelly E. Cox, Trustee of
The Ewing Steele Trust
under agreement dated June 2, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly E. Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of The Ewing Steele Trust under agreement dated June 2, 2021, as amended, and as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 16th day of August, 2022.

Notary Public
My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 18, Resubdivision of Lot Nos. 18 & 19, Tyne Meade, Section IV, as shown on plat of record in Plat Book 6050, Page 538, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to The Ewing Steele Trust dated June 2nd, 2021, by Quitclaim Deed of record in Instrument No. 20210607-0075914, in the Register's Office of Davidson County, Tennessee, dated June 02, 2021 and recorded on June 07, 2021.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2022 and subsequent years, a lien, not yet due and payable, which have been prorated by the parties and assumed by the Grantees.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot Nos. 18 & 19, Tyne Meade, Section IV, as recorded in Plat Book 6050, Page(s) 538 and Plat Book 1424, Page 25.