THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37931-10-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,495,000.00. Affiant Subscribed and sworn to before me this 15th day of December, 2023. Notary Public My Commission Expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-202

WARRANTY DEED

Address New Owner: Scott Davis Gallisdorfer, Mary Argentine Adams Cooper 2236 Castleman Drive Nashville, TN 37215	**Send Tax Bills To:** DAS Acquisition Company, LLC 12140 Woodcrest Executive, Ste. 150 St. Louis, MO 63141	**Tax Information:** Map and Parcel No.: 131010N01300CO

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, **Eileen L. Connelly, unmarried, f/k/a Eileen Connelly Smith** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott Davis Gallisdorfer and Mary Argentine Adams Cooper, 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 2236 Castleman Drive, Nashville, TN 37215.

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 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 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# 1084493 DEEDWARR
12/21/2023 08:15:30 AM 4 pgs
Fees: $23.00 Taxes: $5,531.50
20231221-0098300

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of December, 2023.

Eileen L. Connelly, f/k/a Eileen Connelly Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eileen L. Connelly, f/k/a Eileen Connelly Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2023.

Notary Public

My Commission Expires:

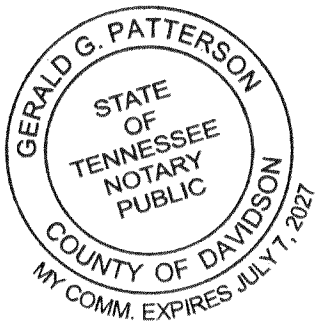


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2236-A, together with the appurtenant interest in the common elements of Castleman Drive Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20070712-0083284, amended by First Amendment to Declaration in Instrument No. 20090728-0070527, Second Amendment of record in Instrument No. 20110830-0067052, Third Amendment of record in Instrument No. 20111108-0087428, Fourth Amendment in Instrument No. 20121127-0108628, Fifth Amendment in Instrument No. 20130815-0085975 as corrected in Instrument No. 20130821-0087986, Sixth Amendment in Instrument No. 20140604-0048681, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A to the Fifth Amendment to Declaration in Instrument No. 20130815-0085975, as corrected in Instrument No. 20130821-0087986, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eileen Connelly Smith, a married woman, by deed dated October 7, 2014 from Rochford Realty and Construction Company, Inc., a Tennessee corporation, of record in Instrument No. 20141007-0093015, Register's Office for Davidson County, Tennessee. Eileen Connelly Smith having since divorced by Final Decree of Divorce filed March 3, 2015 in Docket No. 14D288, Third Circuit Court for Davidson County, Tennessee. Eileen Connelly Smith is now known as Eileen L. Connelly.

This conveyance is made subject to:

1. 2023 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 1424, Page 23, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Castleman Drive Townhomes, of record in Instrument No. 20070712-0083284, amended by First Amendment to Declaration in Instrument No. 20090728-0070527, Second Amendment of record in Instrument No. 20110830-0067052, Third Amendment of record in Instrument No. 20111108-0087428, Fourth Amendment in Instrument No. 20121127-0108628, Fifth Amendment in Instrument No. 20130815-0085975 as corrected in Instrument No. 20130821-0087986, Sixth Amendment in Instrument No. 20140604-0048681, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Site Plan of record attached as Exhibit to Fifth Amendment to Declaration in Instrument No. 20130815-0085975, as corrected in Instrument No. 20130821-0087986, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Tonya Cherry,** 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 this the 15 day of December, 2023.

Affiant Signature

Date 12/15/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of December, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027