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. 38320-08-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,420,000.00. Affiant Subscribed and sworn to before me this 28 Notary Public My Commission Expires:

Karen Johnson
Batch # 1176233
09/03/2024 10:23:36 AM
Fees: $18.00 Taxes: $8,954.00

Davidson County
DEEDWARR
3 pgs

20240903-0067412

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

WARRANTY DEED

Address New Owner: Jeremy Maul, Jessica Maul 4220 Kirtland Road Nashville, TN 37215	**Send Tax Bills To:** Planet Home Lending, LLC 321 Research Pkwy, Ste 303 Meriden, CT 06450	**Tax Information:** Map and Parcel No.: 13102015300

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, **2048 Castleman Drive, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeremy Maul and Jessica Maul, 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 4220 Kirtland Road, 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 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of August, 2024.

2048 Castleman Drive, LLC, a Tennessee limited liability company

BY: _____, Authorized Representative
Jody Cummings, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jody Cummings, the bargainor, 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 and who further acknowledged that he is the Authorized Representative of 2048 Castleman Drive, LLC, a Tennessee limited liability company, 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 28th day of August, 2024.

_____
Notary Public

My Commission Expires:

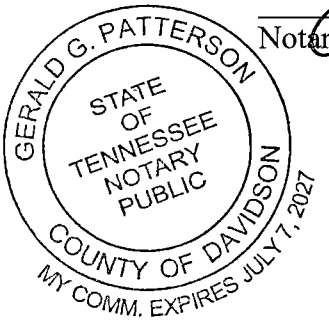


EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot Nos. 92 & 93 on the Plan of Overton Hills, as of record in plat Book 843, page 66, Register's Office for Davidson County, Tennessee, described according to a survey made by ZJ. Wilkinson, surveyor, May 23, 1938, of record in book 974, page 41, in said Register's Office as follows:

Beginning at the Northeast corner of Castleman Drive and Kirtland Avenue; thence with the easterly margin of Kirtland Avenue, Northwardly 189 feet to the Southwest corner of the property conveyed to R.W. Williams and wife by deed from Loiette Hampton Hume Et Al, of record in Book 1127, page 446, in said Register's Office; thence with said Williams' southerly line Eastwardly 96.45 feet; thence Southwardly 247.5 feet to the Northerly margin of Castleman Drive; thence with said Drive; Westwardly 123.8 feet to the beginning.

Being the same property conveyed to 2048 Castleman Drive, LLC, a Tennessee limited liability company, by deed dated February 4, 2021 from KMS Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20210205-0017107, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive Covenants contained in an instrument of record in Book 1092, page 27, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 843, page 66 and Book 974, page 41, Register's Office for Davidson County, Tennessee.