THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240948857**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,855,000.00. Affiant Subscribed and sworn to before me, this 22nd day of October, 2024. Notary Public My Commission Expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1197038 DEEDWARR
10/23/2024 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $6,863.50
20241023-0082313

WARRANTY DEED

Address New Owner: Emily Duncan and Brett Plumb 1917 Castleman Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 07 1C 001.00

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, **Chad I. Pearman, Trustee of 1917 Castleman Drive Trust, dated March 31, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Brooke Duncan and Brett Richard Plumb, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1 of 1917 & 1919 CASTLEMAN DRIVE COTTAGES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1917 & 1919 CASTLEMAN DRIVE COTTAGES, a Horizontal Property Regime, of record in Instrument Number 20161202-0127020, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in common elements as set forth in said Declaration.

Being the same property conveyed to 1917 Castleman Drive Trust, dated March 31, 2023, by Warranty Deed from David Bowman Ruch and Judith Leigh Ruch, husband and wife, of record in Instrument No. 20230403-0023762, in the Register's Office of Davidson County, Tennessee, dated February 17, 2023 and recorded on April 03, 2023.

Being the same property conveyed to David Bowman Ruch and Judith Leigh Ruch, husband and wife, by Warranty Deed from GALA, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20190225-0016467, in the Register's Office of Davidson County, Tennessee, dated February 22, 2019 and recorded on February 25, 2019.

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 GEO. W. BLAIR'S REVISED SUBDIVISION OF MONT PARK PLACE, as recorded in Plat Book 421, Page 118 and 119.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161202-0127020.

This is improved property located at 1917 Castleman Drive Nashville TN 37215

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 22nd day of October, 2024.

1917 Castleman Drive Trust, dated March 31, 2023

Trustee

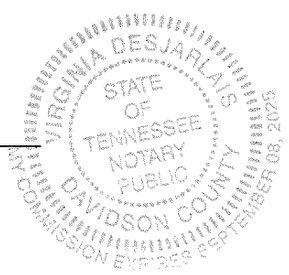
By: Chad I. Pearman, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chad I. Pearman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustee of 1917 Castleman Drive Trust, dated March 31, 2023, 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 22nd day of October, 2024.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Barbara McGinty, 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 10-22-2024.

Date

Affiant Signature

10-22-2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22ND day of October, 2024.

Notary's Signature

My Commission Expires: 3/1/2025
Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY