THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241149390**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00 Affiant Subscribed and sworn to before me, this 12th day of December, 2024. Notary Public My Commission Expires: 08-10-2027

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

Karen Johnson Davidson County
Batch# 1215871 DEEDWARR
12/13/2024 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20241213-0096760

WARRANTY DEED

Address New Owner: Danielle Eden Lee and Jonathan Henry Lee 2230 Castleman Drive Nashville TN 37215	Send Tax Bills To: Cadence Bank 2778 West Jackson Street Building C, 2nd Floor Tupelo, MS 38801	Tax Information: Tax Parcel ID No. 131 01 0R 002.00

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, **Cosby A. Stone and Elizabeth A. Stone, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Danielle Eden Lee and husband, Jonathan Henry Lee,** ("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. B of CASTLEMAN CLOSE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing CASTLEMAN CLOSE, a Horizontal Property Regime, of record in Instrument No. 20130621-0063894, 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 the common elements as set forth in said Declaration.

Being the same property conveyed to Cosby A. Stone and wife, Elizabeth A. Stone, by Warranty Deed from Lone Oak, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20140605-0049073, in the Register's Office of Davidson County, Tennessee, dated May 30, 2014 and recorded on June 05, 2014.

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 B. N. STAMMER SUBDIVISION, as recorded in Plat Book 1424, Page 23.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130621-0063894.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1584, Page 181.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3913, Page 137.

Charter for Castleman Close Corporation recorded as Instrument No. 20130621-0063893.

This is improved property located at 2230 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 12th day of December, 2024.

Cosby A. Stone
by Elizabeth A. Stone
Attorney in fact

Cosby A. Stone
By: Elizabeth A. Stone, Attorney in Fact

Elizabeth A. Stone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth A. Stone, 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, and who further acknowledged that she is the Attorney-in-Fact for Cosby A. Stone and that she is authorized by Cosby A. Stone to execute this instrument on his behalf.

WITNESS my hand, at office, this 12th day of December, 2024.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

True Copy Certification

I, **Pam Autry,** 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 12 day of December, 2024.

Affiant Signature

Date 12/12/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

