Karen Johnson Davidson County
Batch # 1268992 DEEDWARR
05/05/2025 02:21:16 PM 3 pgs
Fees: $18.00 Taxes: $7,733.00
20250505-0034887

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38608-04-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,090,000.00. Affiant Subscribed and sworn to before me this 1st day of May, 2025. Notary Public My Commission Expires: 07.07.2025

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY BETH ANNE MINGLE MY COMMISSION EXPIRES SEPTEMBER

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katherine O. Castle Ryan E. Castle 112 West Tyne Drive Nashville, TN 37205	Morgan Stanley Private Bank, National Association PO Box 11733 Newark, NJ 07101-4733	Map and Parcel No.: 130 05 0 005.00

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, Edward B. Parker, III and Emilie R. Parker, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Katherine O. Castle and Ryan E. Castle, wife and husband ("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 112 West Tyne Drive, Nashville, TN 37205.

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 Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their 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.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 1st day of May, 2025.

GRANTOR:

Edward Burns Parker III

Emilie Reid Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward B. Parker, III and Emilie R. Parker, husband and wife, 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.

Witness my hand, at office, this 1st day of May, 2025.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5, Block I on the Plan of 2ND REVISED PLAN HIGHLANDS OF BELLE MEADE NO. 2 BLOCKS I, J & L of record in Plat Book 1130, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edward B. Parker, III and Emilie R. Parker, husband and wife, by Warranty Deed from Leslie Thallemer and Michael Thallemer, wife and husband, of record in Instrument No. 20200617-0063155, in the Register's Office of Davidson County, Tennessee, dated June 15, 2020 and recorded on June 17, 2020.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for the current year, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2ND REVISED PLAN HIGHLANDS OF BELLE MEADE NO. 2 BLOCKS I, J & L, as recorded in Plat Book 1130, Page(s) 71.
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A SUBDIVISION OF THE RED HOUSE TRACT OF BELLE MEADE, as recorded in Plat Book 547, Page 159.
6. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE-HIGHLANDS-OF BELLEMEADE, as recorded in Plat Book 547, Page 180.
7. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF HIGHLANDS OF BELLEMEADE NO. 2, as recorded in Plat Book 843, Page 18.
8. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 722, Page 547; Book 723, Page 95; Book 923, Page 114; Book 1300, Page 397; Book 1303, Page 693; Book 1361, Page 210.