THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250250004** Karen Johnson Davidson County Batch# 1274246 DEEDWARR 05/16/2025 03:29:30 PM 3 pgs Fees: $18.00 Taxes: $22,755.00 20250516-0038900	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $6,150,000.00. Affiant Subscribed and sworn to before me, this 16th day of May, 2025. Notary Public My Commission Expires: 11•2•26 CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Crater Hill Asset Management, LLC 1118 Crater Hill Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 144 02 0 017.00

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, **1118 Crater Hill Drive Trust, dated March 23, 2022** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Crater Hill Asset Management, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of CHICKERING HILLS, SECTION THREE, as of record in Book 2663, Page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to 1118 Crater Hill Drive Trust, dated March 23, 2022, by Warranty Deed from 1118 Crater Hill Dr LLC, a Limited Liability Company, of record in Instrument No. 20220328-0035253, in the Register's Office for Davidson County, Tennessee, dated March 23, 2022 and recorded on March 28, 2022.

Being the same property conveyed to 1118 Crater Hill Dr LLC, a Limited Liability Company, by Warranty Deed from Nashville design build Inc., a Tennessee Corporation, of record in Instrument No. 20180627-0062189, in the Register's Office for Davidson County, Tennessee, dated June 27, 2018 and recorded on June 27, 2018.

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.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

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 Chickering Hills, Section Three, as recorded in Plat Book 2663, Page(s) 17.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2648, Page 523 and Appointment of Board of Trustees to Administer Restrictive Covenants recorded in Book 5038, Page 436 and recorded in Book 5054, Page 64.

Pumping Charge Agreement as set forth in instrument recorded in Book 880, Page 119.

This is improved property located at 1118 Crater Hill 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 16th day of May, 2025.

1118 Crater Hill Drive Trust, dated March 23, 2022

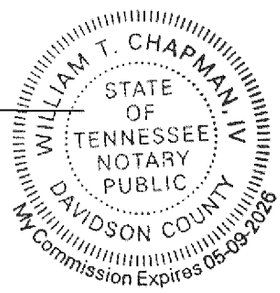
By: _____
William Bartholomew, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Bartholomew, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of 1118 Crater Hill Drive Trust, dated March 23, 2022, 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 14th day of May, 2025.

_____
Notary Public



Tennessee Certification of Electronic Document

I, Margaret Philpott 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 5/16/2025 (date of document).

Affiant Signature

5/16/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

