Prepared by,
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 250551019**

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $3,200,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of June, 2025.

Notary Public
My Commission Expire

Karen Johnson
Batch # 1284677
06/16/2025 10 44 45 AM
Fees $13 00 Taxes $11,840 00

Davidson County
DEEDWARR
2 pgs

20250616-0046725

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| The 4518 Carlton Drive Trust<br>4518 Carlton Drive<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>130 16 0 039.00 |

**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, **Clayton Allen Kaiser and Erin Elizabeth Kaiser, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The 4518 Carlton Drive Trust under Agreement dated June 10, 2025**, ("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 5, CHERRY ACRES, as shown on plat of record in Plat Book 2083, Page 35, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Clayton Allen Kaiser and Erin Elizabeth Kaiser, husband and wife, by Warranty Deed from Brett D. Patterson and Jennifer Patterson, husband and wife, of record in Instrument No. 20140714-0061833, in the Register's Office of Davidson County, Tennessee, dated June 25, 2014 and recorded on July 14, 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.

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 CHERRY ACRES, as recorded in Plat Book 2083, Page(s) 35.

This is improved property located at 4518 Carlton 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 13th day of June, 2025.

Clayton Allen Kaiser by Erin Attorney in Fact
Clayton Allen Kaiser
By: Erin Elizabeth Kaiser, Attorney in Fact

Erin Elizabeth Kaiser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erin Elizabeth Kaiser, 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 Clayton Allen Kaiser and that she is authorized by Clayton Allen Kaiser to execute this instrument on his behalf.

WITNESS my hand, at office, this 13th day of June, 2025.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028