Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
19 Burton Hills Blvd , Suite 130

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-32202-25

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1306074 **DEEDWARR**
08/05/2025 10 31 58 AM 2 pgs
Fees $13 00 Taxes $4,791 50
20250805-0062024

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,295,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2025

NOTARY PUBLIC

My commission expires _____

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37067

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The 5712 Templegate Drive Trust, Dated July 31, 2025 5712 Templegate Drive Nashville, TN 37221	Same address as new owner	156-09-0-021.00

FOR AND IN CONSIDERATION of the sum of ONE MILLION TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars ($1,295,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEVE THOMSON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WILLIAM T. CHAPMAN IV, TRUSTEE OF THE 5712 TEMPLEGATE DRIVE TRUST, DATED JULY 31, 2025**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section Two Revised, Templegate, of record in Book 6900, Page 102, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Steve Thomson by Quitclaim Deed from Wildwood Recording Studio, a Tennessee Limited Liability Company, dated 7/22/25, recorded _____ in Instrument Number 20250805-0062023, said Register's Office.

Being the same property conveyed to Wildwood Recording Studio, LLC, from Steve Thomson, an unmarried person, by Quitclaim Deed dated March 7, 2024, and recorded March 11, 2024, in Instrument Number 20240311-0016821, said Register's Office.

Being the same property conveyed to Steve Thomson from Anchored Capital, LLC., a Tennessee Limited Liability Company, by Warranty Deed dated December 16, 2022, and recorded December 19, 2022, in Instrument Number 20221219-0130642, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 5712 Templegate Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 31st day of July, 2025

GRANTOR(S)

Steve Thomson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Steve Thomson, 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 and seal, this the 31st day of July, 2025.

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY