Box 14

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No LTL-32410-25

Karen Johnson Davidson County
Batch # 1313034 DEEDWARR
08/21/2025 10 16 29 AM 4 pgs
Fees $23 00 Taxes $8,380 50

20250821-0066943

WARRANTY DEED

SHERRI D HOLLARS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,265,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2025

NOTARY PUBLIC

My commission expires 1/17/2027

THIS INSTRUMENT PREPARED BY
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Aeschliman & Courtney Daily 9581 South Harpeth Road Nashville, TN 37221	Same address as new owner	168-00-0-031.00

FOR AND IN CONSIDERATION of the sum of TWO MILLION TWO HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars ($2,265,000.00) 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, **STEVES RODRIGUEZ, TRUSTEE OF THE HARPETH ROAD REAL ESTATE TRUST DATED JANUARY 25, 2023**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOSEPH AESCHLIMAN AND COURTNEY DAILY, HUSBAND AND WIFE**, 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 more particularly described as follows

Parcel 1:
Beginning on a point in the centerline of South Harpeth Road, also the northwest corner of Harpeth Hills Memorial Gardens as recorded in Book 4175, page 44, runs thence with the north boundary of said Harpeth Hills Memorial Gardens and the centerline of a drainage ditch to points as follows: north 74 degrees 30 minutes 18 seconds east, passing a set iron pin at 12 feet on in all 194 67 feet, thence north 83 degrees 43 minutes 47 seconds east 72 74 feet north 85 degrees 48 minutes 35 seconds east 131.43 feet, thence north 49 degrees 49 minutes 16 seconds east 101.78 feet, thence north 39 degrees 05 minutes 06 seconds east 153 29 feet, thence north 41 degrees 38 minutes 31 seconds east 55 55 feet, thence north 31 degrees 06 minutes 12 seconds east 91 78 feet, thence north 30 degrees 18 minutes 45 seconds east 54 37 feet thence north 79 degrees 53 minutes 28 seconds east 77.37 feet, thence north 46 degrees 25 minutes 18 seconds east 132 58 feet, thence north 79 degrees 14 minutes 09 seconds west 39 43 feet to a point in the centerline of a drainage ditch, runs thence leaving said ditch and running with Harpeth Hills Memorial Gardens north 1 degree 48 minutes 52 seconds west, passing a 4 inch reference hickory at 58 97 feet, on in all, 343 91 feet to an existing iron pin, thence north 3 degrees 05 minutes 04 seconds west 366.45 feet to an existing set stone in the south boundary of King, thence

with the south boundary of King north 85 degrees 22 minutes 23 seconds west 721 45 feet to an existing iron pin in the east boundary of Tennison, runs thence with the east boundary of Tennison to points as follows south 27 degrees 23 minutes 09 seconds 115.20 feet to a 4 inch hacked hickory, thence south 31 degrees 12 minutes 24 seconds east 261.12 feet lo an existing axle, the northeast comer of Malugin, thence on with the east boundary of Malugin south 30 degrees 55 minutes 04 seconds east 225.31 feet to an existing angle iron, the northeast corner of Bonn, runs thence with the boundaries of Bonn to points as follows: south 31 degrees 30 minutes 29 seconds east 230.85 feet to an existing iron pin, thence south 66 degrees 26 minutes 05 seconds west 178.54 feet to an existing concrete monument, the northeast corner of Cook, runs thence with the boundaries of Cook to points as follows. south 24 degrees 47 minutes 31 seconds east 203.33 feet to an existing wood fence post thence south 69 degrees 28 minutes 24 seconds west 592.97 feet to the base of an existing fence post, thence south 41 degrees 21 minutes 01 seconds west, passing an existing iron pin at 24.06 feet, on in all 50 40 feet to a point in the centerline of South Harpeth Road, thence with the centerline of South Harpeth Road to points as follows: thence on a curve to the left with a radius of 782 56 feet and a length of 42.26 feet and a chord bearing and distance of south 56 degrees 29 minutes 10 seconds east 42.257 feet to a point, thence south 56 degrees 13 minutes 52 seconds east 82 62 feet to the point of beginning containing 12.16 acres more or less by survey of Ron Brenner R L S #1833 dated 12/6/2002.

Parcel 2:
Beginning on a point in the centerline of South Harpeth Road, also the northwest corner of Harpeth Hills Memorial Gardens as recorded in Book 4175, page 44, runs thence with the north boundary of said Harpeth Hills Memorial Gardens and the centerline of a drainage ditch to points as follows· north 74 degrees 30 minutes 18 seconds east, passing a set iron pin at 12 feet on in all 194.67 feet, thence north 83 degrees 43 minutes 47 seconds east 72 74 feet, north 85 degrees 48 minutes 35 seconds east 104.55 feet to a point in the centerline of a ditch and in the north boundary of Harpeth Hills Memorial Gardens, also the Deeded south boundary of Liggett, thence with said deed line north 85 degrees 55 minutes 12 seconds west 442 92 feet to a point in the south boundary of Cook, runs thence with the boundaries of Cook to points as follows· thence south 41 degrees 21 minutes 01 seconds west, passing an existing iron pin at 13.43 feet, on in all 39 77 feet to a point in the centerline of South Harpeth Road, thence with the centerline of South Harpeth Road to points as follows. thence on a curve to the left with a radius of 782.56 feet and a length of 42.26 feet and a chord bearing and distance of south 56 degrees 29 minutes 10 seconds east 42.257 feet to a point, thence south 56 degrees 13 minutes 52 seconds east 82.62 feet to the point of beginning containing 00.456 acre more or less by survey of Ron Brenner R.L.S. #1833 dated 12/6102.

Being the same property conveyed to The Harpeth Road Real Estate Trust dated January 25, 2023, from Mark A Pontius, a single person and Jessa J. Channer, a single person, by Warranty Deed dated February 16, 2023, and recorded February 23, 2023, in Instrument Number 20230223-0012749, 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 improved property, known as: 9581 South Harpeth Road, 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 HAND, this 19th day of August, 2025

GRANTOR(S)

The Harpeth Road Real Estate Trust dated January 25, 2023

By: _____
Steves Rodriguez, Trustee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Steves Rodriguez, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon his oath acknowledged himself to be the Trustee of The Harpeth Road Real Estate Trust, the within named bargainor and that as such Trustee being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the trust, by the said Steves Rodriguez as such Trustee

WITNESS my hand and seal, this the _____ day of August, 2025.

_____
Notary Public

_____
Printed Notary Name

My commission expires: _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On August 19, 2025 before me, Satenik Antonyan, a Notary Public
(Here insert name and title of the officer)

personally appeared Steves Rodriguez,

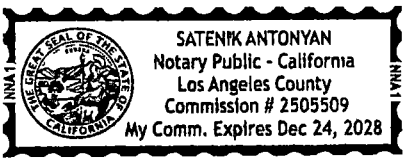
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document The only exception is if a document is to be recorded outside of California In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i e certifying the authorized capacity of the signer) Please check the document carefully for proper notarial wording and attach this form if required

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public)
- Print the name(s) of document signer(s) who personally appear at the time of notarization
- Indicate the correct singular or plural forms by crossing off incorrect forms (i e ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms Failure to correctly indicate this information may lead to rejection of document recording
- The notary seal impression must be clear and photographically reproducible Impression must not cover text or lines If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form
- Signature of the notary public must match the signature on file with the office of the county clerk
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document
  - Indicate title or type of attached document, number of pages and date
  - Indicate the capacity claimed by the signer If the claimed capacity is a corporate officer, indicate the title (i e CEO, CFO, Secretary)
- Securely attach this document to the signed document