THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250651240** Karen Johnson Davidson County Batch # 1321697 DEEDWARR 09/15/2025 09:29:26 AM 2 pgs Fees: $13.00 Taxes: $16,095.00 20250915-0073242	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $4,350,000.00. Affiant Subscribed and sworn to before me, this 12th day of September, 2025. Notary Public My Commission Expires: JAMES ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Commission Expires Feb. 28, 2026

WARRANTY DEED

Address New Owner: John M. Steele and Jennifer M. Steele, Trustees of the Steele Community Property Trust. 1806 Rosewood Ave Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-04-0-066.00

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, **Beautiful Southern Developments, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John M. Steele and Jennifer M. Steele, Trustees of the Steele Community Property Trust**, ("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. 4-A on the Plan of Belmont Heights, Section A of record in Plat Book 2083, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 4-A fronts 60 feet on the Northerly side of Rosewood Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Beautiful Southern Developments LLC, A Tennessee Limited Liability Company by Warranty Deed from Sharon A. Purtle and husband, Raymond E. Purtle, Jr. of record in Instrument No. 20221116-0121925, Register's Office for Davidson County, Tennessee, dated November 10, 2022 and recorded on November 16, 2022.

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 for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2083, Page 19, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2089, Page 191 and Book 2093, Page 107, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Utility Easement of record in Book 2105, Page 45, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill 20250828-0069137.

Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill 20250911-0072498.

This is improved property located at 1806 Rosewood Ave Nashville TN 37212

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 12th day of September, 2025.

Beautiful Southern Developments, LLC

BY: _____
Jason Tidwell, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Tidwell, with whom I am personally acquainted, and who upon oath acknowledged himself to be a Member of Beautiful Southern Developments, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Member.

Witness my hand, at office, this 12th day of September, 2025.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
Feb. 28, 2026