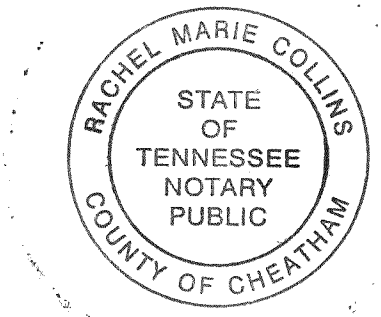


State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$575,000.00**.

Kristen Virden
Affiant

Subscribed and sworn to before me, this the 12th day of September, 2025.

Rachel Marie Collins
Notary Public

My commission expires: 3-21-2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY/ RETURN TO:

LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ROBERT ELI CALDWELL AND STACY PASHEA	**NEW OWNERS**	**142-15-0-032.00**
611 Iron Gate		
Nashville, TN 37221		

Karen Johnson Davidson County
Batch# 1322844 DEEDWARR
09/16/2025 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20250916-0073856

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JOE A. ARMSTRONG AND WIFE, JEANINE K. ARMSTRONG,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

ROBERT ELI CALDWELL AND STACY PASHEA

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follow:

Land in Davidson County, Tennessee, being Lot 112, as shown on the map entitled Harpeth Valley Park Section l, of record in Plat Book 3600, Pages 93 and 94, (erroneously referenced at Pages 94 and 94 in prior conveyance), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOE A. ARMSTRONG AND WIFE, JEANINE K. ARMSTRONG, by deed from JAMES M. STRAW AND WIFE, SADIE M STRAW, of record in Book 7723, Page 806 , dated December 7, 1988, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is improved property known as 611 Iron Gate Court, Nashville, TN 37221.

Witness my hand this 9 day of September, 2025.

Joe A. Armstrong
JOE A. ARMSTRONG

Jeanine K. Armstrong
JEANINE K. ARMSTRONG

State of TENNESSEE)
County of Bradley)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JOE A. ARMSTRONG AND WIFE, JEANINE K. ARMSTRONG,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of September, 2025.

NOTARY PUBLIC
My Commission Expires: 11/07/2027

NANCY J. FRAZIER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/07/2027
HAMILTON COUNTY

I, Kirsten Virden, 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 09/09/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 09/09/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of September, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

