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

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $825,000.00.

Affiant

Subscribed and sworn before me this the 29th day of September, 2025.

Notary Public
My commission expires:

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Karen Johnson Davidson County
Batch # 1328633 DEEDWARR
10/01/2025 11:01:26 AM 2 pgs
Fees: $13.00 Taxes: $3,052.50

20251001-0078101

WARRANTY DEED

Address of New Owner:
Charles Whitfield Stephens Hamilton, Jr.
Emilie Hamilton
61 Ravenwood Hills Circle
Nashville, TN 37215

Send Tax Bill to:

NEW OWNER

Tax Information:
131-06-0C 050.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID ALAN SHAPIRO, A MARRED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHARLES WHITFIELD STEPHENS HAMILTON JR. AND EMILLIE HAMILTON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 89, on the Revised Plat of Burton Hills, Village of Ravenwood, Tract 20, a Planned Unit Development, of record in Book 6900, Page 363, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David Alan Shapiro by Warranty Deed from Christopher B. Holleman and wife, Emily Holleman, dated 06/17/2021 and recorded 06/18/2021 in Instrument No. 20210618-0082424, Register's Office for Davidson County, Tennessee.

The Grantor further covenants that the Property is not the residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

The execution of this instrument is affected by the signature of Jenny West as Attorney-in-Fact for David Alan Shapiro, which Power of Attorney is recorded in Book _____, Page _____, Register's Office for Davidson County, Tennessee."

20251001-0078100

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 61 Ravenwood Hills Circle, Nashville, TN 37215.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

DAS by JW AIF

Witness my hand this the 24th day of September, 2025.

David Alan Shapiro by Jenny West Attorney in fact
David Alan Shapiro by Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David Alan Shapiro by Specific POWER OF ATTORNEY dated 09/15/2025, and who acknowledged that he executed the same as the free act and deed of David Alan Shapiro.

Witness my hand and official seal this 24th day of September, 2025.

My commission expires:

7/17/2028

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY