THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052484** Karen Johnson Davidson County Batch # 1338965 DEEDWARR 10/28/2025 10 18 41 AM 2 pgs Fees $13 00 Taxes $11,100 00 20251028-0085597	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $3,000,000 00 Affiant Subscribed and sworn to before me, this 27th day of October, 2025 Notary Public My Commission Expires WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2026

WARRANTY DEED

Address New Owner. Robert Rolfe and Janie Rolfe 211 Paddock Lane Nashville TN 37205	Send Tax Bills To New Owner	Tax Information Tax Parcel ID No 116 14 0 053 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, **Charles Foose Barrett and Mary Elizabeth Barrett, Co-Trustees of The Barrett Family Trust, dated April 12, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Rolfe and Janie Rolfe, husband and wife**, ("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 Nos. 19 and 20 on the Map of BELLE MEADE SUBDIVISION, as of record in Plat Book 1130, Page 3, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Foose Barrett and Mary Elizabeth Barrett, Co-Trustees of The Barrett Family Trust, dated April 12, 2021, by Quitclaim Deed from Charles Barrett and wife, Mary Elizabeth Cherry Barrett, of record in Instrument No. 20210415-0050010, in the Register's Office of Davidson County, Tennessee, dated April 12, 2021 and recorded on April 15, 2021.

Being the same property conveyed to Charles Barrett and wife, Mary Elizabeth Cherry Barrett, by Warranty Deed from Charles H. Watkins, III and wife, Celia G. Watkins, of record in Instrument No. 20100922-0075512, in the Register's Office of Davidson County, Tennessee, dated September 21, 2010 and recorded on September 22, 2010

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

County of DAVIDSON taxes for the year 2026 and thereafter, not yet due and payable

City of Belle Meade taxes for the year 2026 and thereafter, for tax parcel identification number 116 14 0 053.00, not yet due and payable

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLEMEADE SUBDIVISION, as recorded in Plat Book 1130, Page(s) 3.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1066, Page 618.

Easement for Sanitary Sewer, recorded in Book 5787, Page 86

This is improved property located at 211 Paddock Lane Nashville TN 37205

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 27th day of October, 2025

The Barrett Family Trust, dated April 12, 2021

BY. _____
Charles Foose Barrett, Co-Trustee

BY: _____
Mary Elizabeth Barrett, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Foose Barrett and Mary Elizabeth Barrett, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of The Barrett Family Trust, dated April 12, 2021, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of October, 2025

_____
Notary Public
My Commission Expires: _____

