THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052456** Karen Johnson Davidson County Batch # 1338966 **DEEDWARR** 10/28/2025 10 20 06 AM 2 pgs Fees $13 00 Taxes $1,764 86 20251028-0085598	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $476,990 00 Affiant Subscribed and sworn to before me, this 27th day of October, 2025 Notary Public My Commission Expires:

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 28, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marla Annen and Bailey Annen-Ruiz 1064 Tulip Grove Road Hermitage TN 37076	New Owner	Tax Parcel ID No 086 08 0A 040.00

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, **Brian Ham and Alexandra Reade, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marla Annen, and unmarried woman, and Bailey Annen-Ruiz, an unmarried woman, as joint tenants with rights of survivorship**, ("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. 479 on the Plan of Final P.U.D. Plan, Planned Unit Development, Re-Subdivision of Lots 469 thru 482, CAMDEN WOODS, PHASE III-A, of record in Plat Book 7900, Page 642, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian Ham and Alexandra Reade, husband and wife, by Warranty Deed from Justin Edmund Crandall, married, of record in Instrument No. 20230314-0018420, in the Register's Office of Davidson County, Tennessee, dated March 03, 2023 and recorded on March 14, 2023.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Plan Planned Unit Development, Re-Subdivision of Lots 469 Thru 482, CAMDEN WOODS, PHASE III-A, as recorded in Plat Book 7900, Page(s) 642 and Revising the Plat Book 7900, Page 571.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7620, Page 561, as amended in Book 7657, Page 580, Book 7675, Page 926, supplemented in Book 9036, Page 329 and Book 9231, Page 737, further amended in Instrument No. 20080924-0096976, Instrument No 20120904- 0079787, Instrument No. 20120904-0079788 and Instrument No. 20140707-0059383.

Charter for Camden Woods Homeowners Association, Inc. recorded as Book 7661, Page 32.

Bylaws for Camden Woods Homeowners Association, Inc. recorded as Book 7620, Page 583 and Amended in Instrument No. 20140707-0059384.

Common Open Space Deed recorded in Book 7783, Page 585.

This is improved property located at 1064 Tulip Grove Road Hermitage TN 37076

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

Brian Ham

Alexandra Reade

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Ham and Alexandra Reade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires. _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028