THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952313**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $556,500.00. Affiant Subscribed and sworn to before me, this 4th day of November, 2025. Notary Public My Commission Expires:

JOHN W BISHOP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1342138 DEEDWARR
11/05/2025 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,059.05
20251105-0088087

WARRANTY DEED

Address New Owner: Carson Young and Kallie Katina 811 Silkwood Drive Nashville TN 37221	Send Tax Bills To: JPMorgan Chase Bank, N.A. JP Morgan Chase Bank, NA, 3415 Vision Drive Columbus, OH 43219	Tax Information: Tax Parcel ID No. 156 05 0A 006.00

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, **James Joseph Talbott and Kaylee Elizabeth Talbott, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carson Young and Kallie Katina, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 6 of HARPETH VILLAGE PUD, SECTION 2, PHASE 2, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HARPETH VILLAGE PUD, SECTION 2, PHASE 2, a Horizontal Property Regime, of record in Instrument No. 20090121-0005246, and Addendum recorded in Instrument No. 20090123-0006190 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to James Joseph Talbott, unmarried and Kaylee Elizabeth Bush, unmarried, as tenants in common with right of survivorship, by Warranty Deed from John F. Stephenson and Elisabeth A. Stephenson, husband and wife, of record in Instrument No. 20220217-0018573, in the Register's Office of Davidson County, Tennessee, dated February 16, 2022, and recorded on February 17, 2022.

Kaylee Elizabeth Bush and Kaylee Elizabeth Talbott are one in the same.

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.

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 PUD BOUNDARY PLAT, HARPETH VILLAGE, as recorded in Instrument No. 20051227-0153838.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH VILLAGE P.U.D., as recorded in Instrument No. 20060505-0052434.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF OPEN SPACE (MINOR SUBDIVISION), HARPETH VILLAGE P.U.D., as recorded in Instrument No. 20080618-0062694.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060823-0104009, and Amendment recorded in Instrument No. 20070827-0102786.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070117-0007067.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20090121-0005246 with Addendum recorded in Instrument No. 20090123-0006190 and Amendments recorded in Instrument No. 20161006-0105961 and Instrument No. 20180214-0014615.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 5653, Page 679 and Book 6044, Page 104, Termination and Release of Restrictive Covenants recorded in Instrument No. 20051212-0148842 and Instrument No. 20071213-0143722.

Covenants, Conditions and Restrictions as set forth in Covenants, Conditions and Restrictions recorded in Instrument No. 20070117-0007069 and Instrument No. 20070507-0054445.

Easement recorded in Book 4760, Page 840, Instrument No. 20081107-0110815 and Instrument No. 20100401-0024501.

Easement for Water Line, recorded in Book 8019, Page 166.

Easement for Public Utilities, recorded in Instrument No. 20000510-0047300.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070829-0103594.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051219-0151714.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20070829-0103726.

Bylaws for Harpeth Village Homeowners Association, Inc., recorded in Instrument No. 20090121-0005247 and Amendment recorded in Instrument No. 20161006-0105962.

Common Open Space Deed Recorded in Instrument No. 20080626-0066101.

Electrical Permit recorded in Book 7511, Page 561, as re-recorded in Book 7512, Page 319 and Book 7611, Page 418.

This is improved property located at 811 Silkwood Drive Nashville TN 37221

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 4th day of November, 2025.

James Joseph Talbott

Kaylee Elizabeth Talbott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Joseph Talbott and Kaylee Elizabeth Talbott, 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 4th day of November, 2025.

Notary Public
My Commission Expires: _____

WILLIAM CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

True Copy Certification

I, **Tonya Cherry,** 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 this the 4 day of November, 2025.

Affiant Signature
Date 11-4-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of November, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

