Karen Johnson Davidson County
Batch# 1346321 DEEDWARR
11/14/2025 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20251114-0090864

WARRANTY DEED

DELAYNA SISK
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00

Kristin Vandergraft
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/27/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brittani Armstrong and Zachery Phillip Turner	New Owners	
(NAME)	(NAME)	
557 Castlegate Drive		13614002400
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ML REI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRITTANI ARMSTRONG AND ZACHERY PHILLIP TURNER, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Castlegate, Section 1, of record in Book 4460, page 115, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company by Warranty Deed from Peter Stuart, Tria Lea Bailey, Delia S Williams, Neil Stuart, Natalie Thomas, and Nicole Stuart, dated July 8, 2025, and filed of record in Instrument No. 20250711-0054937, Register's Office for Davidson County, Tennessee, on July 11, 2025. Being also known as 557 Castlegate Drive, Nashville, TN 37217.

Being the same property conveyed to ML REI, LLC, a Tennessee Limited Liability Company by Warranty Deed of record in Instrument No. 20250717-0056436, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 557 Castlegate Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; 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 GRANTEES, their 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.

JW2025-1313

Witness my hand this 12th day of November, 2025

ML REI, LLC

BY: _____

TOMMY HAMILTON, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Tommy Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of ML REI, LLC, and that he as such Member of ML REI, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of ML REI, LLC.

Witness my hand and official seal this 12th day of November, 2025.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

_____

Notary Public

JW2025-1313

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 13, 2025.

J. Carlton Drumwright

November 13, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 13, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY