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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 251152757**<br><br>Karen Johnson Davidson County<br>Batch # 1356466 DEEDWARR<br>12/10/2025 02:48:16 PM 2 pgs<br>Fees $13.00 Taxes $3,385.50<br>20251210-0098263 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $915,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 10th day of December, 2025.<br><br>Notary Public<br>My Commission Expires: 7/4/26<br><br>LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY |

## WARRANTY DEED

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| Address New Owner:<br>Amber Myatt and Justin Myatt<br>2 B Belle Forrest Avenue<br>Nashville TN 37206 | Send Tax Bills To:<br>Pennymac<br>3043 Townsgate Road, Ste 200<br>Westlake Village, CA 91361 | Tax Information:<br>Tax Parcel ID No.<br>072-14-4S-002.00 CO |

**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, **Chris Climo and Macy Climo, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Amber Myatt and Justin Myatt, husband and wife**, ("Grantees"), their 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 Unit "B" on the plan of Residences At Two Thousand Scott Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Residences At Two Thousand Scott Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20201120-0136883, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to CHRIS CLIMO AND MACY CLIMO, HUSBAND AND WIFE, by deed from SHAWN MEEHAN, of record in Instrument No. 20220321-0031940, dated March 18, 2022, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 072-14-4S-002.00 CO.

Matters shown on the Plan of record in Plat Book 842, page 94, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20201120-0136883, said Register's Office.

Agreement for Dedication of Public Right-of-way of record in Instrument No. 20210128-0012840, said Register's Office.

This is improved property located at 2 B Belle Forrest Avenue, Nashville TN 37206

**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 10th day of December, 2025

Chris Climo

Macy Climo

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chris Climo and Macy Climo, 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 10th day of December, 2025

Notary Public

My Commission Expires. _____

KATE ROSENTHAL · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY · My Commission Expires 05-09-2026