Karen Johnson
Batch # 1357471
12/12/2025 01 18 37 PM
Fees $22 00 Taxes $0 00
Davidson County
DEEDWARRSP
4 pgs
20251212-0099215

(Space above reserved for Recorder of Deeds)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Robert T. P. Metcalf III, a single person, whose mailing address is 1528 Hayden Dr., Nashville, Tennessee 37206, hereinafter referred to as **Grantor**, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash, and other good and valuable consideration to Grantor in hand paid by **Robert T. P. Metcalf III and Robert T. P. Metcalf, Jr., as Trustees of the Robert Treat Paine Metcalf III Intervivos Trust U/A 12/27/11**, which mailing address is 8348 Oakview Circle, Lenexa, Kansas 66215, hereinafter referred to as **Grantee**, has SOLD and CONVEYED, and by these presents does SELL and CONVEY unto the said Grantee all that certain lot, tract, or parcel of land situated in Davidson County, Tennessee, more particularly described on **Exhibit "A"** attached hereto;

TOGETHER WITH all of the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "**Property**"),

TO HAVE AND TO HOLD the Property, and Grantor does hereby covenant that Grantor is seized and possessed of said Property and has a right to convey it, and Grantor warrants the title against all persons claiming by, through or under Grantor, but not otherwise.

EXECUTED as of this 21st day of November, 2025.

Robert T. P. Metcalf III

STATE OF Tennessee)
) ss
COUNTY OF Davidson)

Before me, this 21st day of November, 2025, the undersigned, a Notary Public in and for said county and state, this day personally appeared **Robert T. P. Metcalf III**, personally known to me to be the person who executed the foregoing instruments in writing and being first duly sworn, acknowledged the execution of the same as a voluntary act for the uses and purposes therein set forth with full knowledge of its content and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office the day and year last above written.

Notary Public

Christopher D. Brown
Print Name



My commission expires:

03/20/2028

OATH OF CONSIDERATION

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

The actual consideration or true value, whichever is greater for this transfer is $772,100 pursuant to the Davidson County, Tennessee, Assessor However, this transfer is exempt from transfer taxes because this transfer is made from Grantor, individually to Grantor as Co-Trustee of his family trust which is revocable until his death

Andrew B Zarda, Attorney/Agent for Grantor

Subscribed and sworn to before me this 11th day of December, 2025.

Notary Public

MELISSA A PURDON
Notary Public, Notary Seal
State of Missouri
Platte County
Commission # 14431567
My Commission Expires 08-07-2029

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 1528 Hayden Drive Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No 20170508-0045519 and as Exhibit "A", in the Supplement and Amendment No. 1, of record in Instrument No. 20180605-0053498, 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 Chelsey Martin, a married man, by Warranty Deed from MRB Developers, LLC, dated August 22, 2018 and recorded August 24, 2018 in Instrument No. 20180824-0083943, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Chelsey Martin and Jacie Brooke Martin, husband and wife by Quitclaim Deed from Chelsey Martin of record as Instrument Number 20210609-0077466, Register's Office for Davidson County, Tennessee, dated June 2, 2021 and recorded on June 9, 2021.

J.O.T 20230503-0032850

Parcel ID - 072-16-2-B 001.00 CO