Karen Johnson Davidson County
Batch# 1357513 DEEDWARR
12/12/2025 02:39:30 PM 4 pgs
Fees: $23.00 Taxes: $9,157.50
20251212-0099273

# WARRANTY DEED

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2025.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-584

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Raymond Michael Crabtree and<br>Kristen Nicole Hall | Same as new owner | 131 06 2A 001.00 |
| (NAME)<br>2020 Castleman Drive | (NAME) | |
| (ADDRESS)<br>Nashville, TN 37215 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas Burkett, and Trey Brian Johnson, a married couple** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Raymond Michael Crabtree and Kristen Nicole Hall, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 2020 Castleman Drive, Nashville, TN 37215.

**TO HAVE AND TO HOLD** the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed the 12th day of December, 2025.

**GRANTORS:**

**Thomas Burkett**

**Trey Brian Johnson**

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Thomas Burkett and Trey Brian Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 12th day of December, 2025.

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Notary Public

My Commission Expires: 5-9-26

## EXHIBIT "A"

## DESCRIPTION OF THE PROPERTY

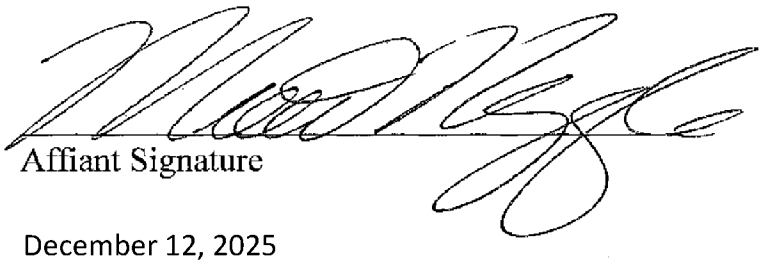
A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of HOMES AT 2020 & 2022 CASTLEMAN DRIVE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 2020 & 2022 CASTLEMAN DRIVE, a Horizontal Property Regime, of record in Instrument No. 20230509-0034414, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Thomas Burkett, a Single Person and Trey Brian Johnson, a Single Person, Tenants in Common with Right of Survivorship, by Warranty Deed from Blue Sky Horizon, GP, a Tennessee General Partnership, of record in Instrument No. 20241216-0097264, in the Register's Office of Davidson County, Tennessee, dated December 13, 2024 and recorded on December 16, 2024.

Being part of the same property conveyed to Blue Sky Horizon, GP, a Tennessee general partnership, by General Warranty Deed from Castleman Investors, LLC, a Tennessee limited liability company, of record in Instrument No. 20230210-0009950, in the Register's Office of Davidson County, Tennessee, dated February 10, 2023 and recorded on February 10, 2023.

## TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 December 12, 2025.



Affiant Signature

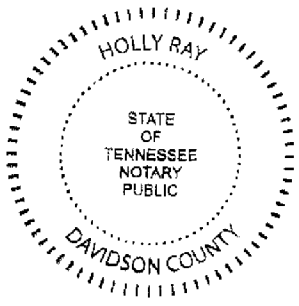
December 12, 2025

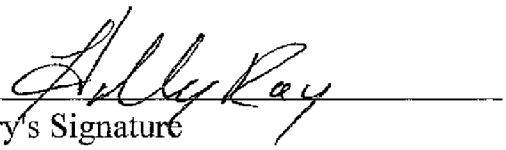
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of December, 2025.



Notary's Signature

My Commission Expires: 03/09/27