This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $615,000.00.

Affiant

Subscribed and sworn before me this the 12 day of December, 2025.

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1358135 DEEDWARR
12/15/2025 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20251215-0099546

WARRANTY DEED

Address of New Owner:
Patricia Schafer
1139 Winding Way
Nashville, TN 37216

Send Tax Bill to:
New Owner

Tax Information:
061-08-0 078.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHELSEA J. CASTLE AND JACOB MICHAEL LEVY, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PATRICIA SCHAFER, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 3 and 4 of Block "D" Jackson Park Plan, Section Two, as of record in Book 843, Page 21, Register's Office for said County.

Said Lots 3 and 4 front together 120 feet on the Northerly side of Winding way and extend back 147 feet on the Westerly line and 147 feet on the Easterly line to a dead line, measuring 124 feet thereon.

Being the same property conveyed to Chelsea J. Castle and Jacob Michael Levy, wife and husband, by deed dated 05/02/2022, from Chelsea J. Castle, a married woman, of record in Instrument No. 20220505-0052019, Register's Office for said County.

Also being the same property conveyed to Chelsea J. Castle, a married woman, by deed dated 05/02/2022, from Richard Fuller and Kimberly Fuller, husband and wife, of record in Instrument No. 20220505-0052017, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1139 Winding Way, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 12th day of December, 2025.

Chelsea J Castle by Jenny West
Chelsea J. Castle by Jenny West as Attorney-in-Fact
Attorney in fact

Jacob Michael Levy by Jenny West
Jacob Michael Levy by Jenny West as Attorney-in-Fact
Attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Chelsea J. Castle by Specific POWER OF ATTORNEY dated 12/08/2025, and who acknowledged that he executed the same as the free act and deed of Chelsea J. Castle.

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

My commission expires:

7/17/28

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jacob Michael Levy by Specific POWER OF ATTORNEY dated 12/08/2025, and who acknowledged that he executed the same as the free act and deed of Jacob Michael Levy.

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

My commission expires:

7/17/28

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 12/12/2025. (date of document).

Affiant Signature

12/12/25
Date

State of Tennessee

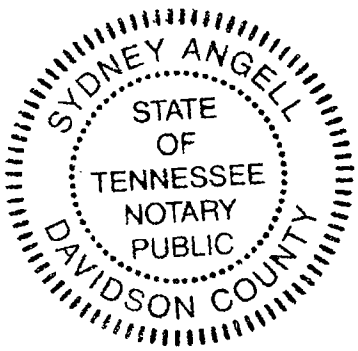
County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL



202512150099546