WARRANTY DEED

Karen Johnson Davidson County
Batch# 1360488 DEEDWARR
12/22/2025 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $3,459.50
20251222-0101369

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$935,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **18TH** OF **DECEMBER, 2025.**

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

REGINA V. SULLO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ross Baldwin Waycaster and James Colton Stewart Reid	New Owner	116-08-0G-215.00
(NAME)	(NAME)	
216 Chestnut Hill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Deborah Caplenor, a married woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ross Baldwin Waycaster, an unmarried person and James Colton Stewart Reid, an unmarried person, as tenancy in common,** hereinafter called the GRANTEE(S), his/her/their 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 Unit 3 on the Plan of Chestnut Hill Condominium (Sugartree Phase V) 2nd Revision of record in Book 5200, page 537, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.

Being the same property conveyed to Deborah Caplenor by Warranty Deed from Kevin Ziomek and Jessica Eccher Ziomek, husband and wife, dated 05/15/2020, of record in Instrument No. 20200515-0050958, Register's Office for Davidson County, Tennessee.

Spouse of Grantor did not occupy the said property as their primary residence.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ **216 Chestnut Hill Drive, Nashville, TN 37215**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2778035
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the **18th day of December, 2025.**

Deborah Caplenor

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deborah Caplenor**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that **she** executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this **18th day of December, 2025.**

Notary Public: I. Dyke Tatum
My Commission Expires: 5/8/2029
(SEAL)

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 18, 2025 (date of document)

Regina Sullo

Affiant Signature

December 18, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 18 day of December, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. 5-9-2026

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