Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Warranty Deed

Karen Johnson Davidson County Batch # 1361181 DEEDWARR 12/23/2025 11:41:11 AM 2 pgs Fees: $13.00 Taxes: $6,475.00 20251223-0102042	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,750,000.00. Affiant Subscribed and sworn to before me, this the 19th day of December, 2025. Notary Public My commission expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kenneth Major and Chloe Major	NEW OWNER	131-11-0E-002.00-CO
4222 Jamesborough Place		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **BRYAN W. METCALF, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH MAJOR AND CHLOE MAJOR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 B, Jamesborough Place Homes, a Horizontal Property Regime with Private Elements (formerly Jamesborough Place Condominiums), as originally established under Master Deed of record in Instrument No. 20070814-0097257, in the Register's Office for Davidson County, Tennessee, and later amended and restated to change the development to a Private Element Horizontal Property Regime Planned Unit Development by Amended and Restated Declaration of Covenants, Conditions and Restrictions, of record in Instrument Number 20181214-0121688, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Bryan W. Metcalf by Warranty deed from Marc Grossman and wife, Shirley Grossman of record in Instrument No. 20181226-0125296 Register's Office for Davidson County, Tennessee, dated December 21, 2018 and recorded on December 26, 2018.

Being the same property conveyed to Michael D. Sontag, Trustee Of The 2022 Jamesborough Tisa Trust by Quitclaim Deed from Bryan W. Metcale of record in Instrument No. 20220901-0098851 Register's Office for Davidson County, Tennessee, dated September 01, 2022 and recorded on September 01, 2022.

Being the same property conveyed to Bryan W. Metcalf by Quitclaim Deed from Michael D. Sontag, Trustee Of The 2022 Jamesborough Tisa Trust of record in Instrument No. 20230223-0012820 Register's Office for Davidson County, Tennessee, dated February 23, 2023 and recorded on February 23, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 4222 Jamesborough Place, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of December, 2025.

Bryan W. Metcalf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bryan W. Metcalf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of December, 2025.

Notary Public

My Commission Expires:

11/2/2026

AMANDA M. ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Catalina Metcalf, spouse of Bryan W. Metcalf, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Catalina Metcalf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Catalina Metcalf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of December, 2025.

Notary Public

My Commission Expires:

11/2/2026

AMANDA M. ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026