BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1366154
01/06/2026 11:25:27 AM
Fees: $13.00 Taxes: $8,121.13

Davidson County
DEEDWARR
2 pgs

20260106-0000944

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires Jan 5, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,194,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF December, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 430 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daruma Trust Dated August 7, 2015	NEW OWNER	
(NAME)	(NAME)	
2046 Castleman Drive		131 06 1B 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EAGLE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL G. PHILLIPS AND KATHRYN G. TONG, AS CO-TRUSTEES OF THE DARUMA TRUST DATED AUGUST 7, 2015, HEREINAFTER CALLED THE GRANTEES, 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 A of COTTAGES AT 2048 & 2046 CASTLEMAN DRIVE, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for COTTAGES AT 2048 & 2046 CASTLEMAN DRIVE, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20240301-0014222, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of COTTAGES AT 2048 & 2046 CASTLEMAN DRIVE, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20240301-0014222, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Flatiron Properties, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Charles William Bissell, of record in Instrument No. 20231212-0095595, in the Register's Office for Davidson County, Tennessee, dated December 11, 2023 and recorded on December 12, 2023.

Being part of the same property conveyed to Eagle Holdings LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Flatiron Properties, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20240325-0020391, in the Register's Office for Davidson County, Tennessee, dated March 21, 2024 and recorded on March 25, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2046 Castleman Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 29th day of December, 2025

EAGLE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: RMaxwell

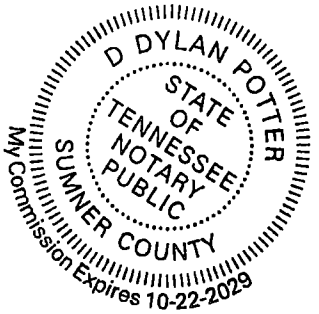
RYAN R. MAXWELL, MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ryan R. Maxwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Manager of Eagle Holdings, LLC the within named bargainor, a limited liability company and that he as such the Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Manager.

Witness my hand and official seal this 29th day of December, 2025.

Commission expires:



Notary Public

MO2025-1618