Karen Johnson Davidson County
Batch# 1370962 DEEDWARR
01/16/2026 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $10,637.50
20260116-0004182

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152791** ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,875,000.00. Affiant Subscribed and sworn to before me, this 15th day of January, 2026. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: CAB 2025 Revocable Trust, dated August 14, 2025 1014 Bate Avenue Nashville TN 37204	Send Tax Bills To: New Owner **10475 SW Lands End Place** **Palm City, FL 34990**	Tax Information: Tax Parcel ID No. 105 09 0 242.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chase E. Wilson, unmarried, and Stephanie L. Wilson, married, as joint tenants with rights of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher A. Bumstead, Trustee of the CAB 2025 Revocable Trust, dated August 14, 2025**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of W. S. CRIDDLE'S SUBDIVISION OF LOT NO. 1 IN W L B LAWRENCE PLAN of record in Plat Book 57, Page 84, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chase E. Wilson, unmarried, and Stephanie L. Wilson, married, as joint tenants with rights of survivorship, by Quitclaim Deed from Jared J. Wilson, Married, and Chase E. Wilson, unmarried, as joint tenants with rights of survivorship, of record in Instrument No. 20250220-0012467, in the Register's Office of Davidson County, Tennessee, dated February 14, 2025 and recorded on February 20, 2025.

Being the same property conveyed to Jared J. Wilson, married and Chase E. Wilson, unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Allison C. Bell and James Bell, wife and husband, of record in Instrument No. 20240502-0032184, in the Register's Office of Davidson County, Tennessee, dated May 01, 2024 and recorded on May 02, 2024.

Being the same property conveyed to Allison C. Carpenter, an unmarried woman, by Warranty Deed from Kermit Perkins and Mary Perkins, husband and wife, of record in Instrument No. 20120727-0066577, in the Register's Office of Davidson County, Tennessee, dated July 26, 2012 and recorded on July 27, 2012.

Said property was never the primary marital residence of Grantor, Stephanie L. Wilson

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. S. CRIDDLE'S SUBDIVISION OF LOT NO. 1 IN W L B LAWRENCE PLAN, as recorded in Plat Book 57, Page(s) 84.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Accessory Dwelling, Detached Structure recorded in Instrument No. 20250227-0014764.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20250610-0045371.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs Regulated Residential Infill recorded in Instrument No. 20251030-0086571.

This is improved property located at 1014 Bate Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of January, 2026.

Chase E. Wilson

Stephanie L. Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chase E. Wilson and Stephanie L. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2026.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Alli Pinkston, 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 **January 15, 2026**.

Date

Alli P

Affiant Signature

1/16/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **January**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County