WARRANTY DEED

Karen Johnson Davidson County
Batch# 1377381 DEEDWARR
02/09/2026 11:04:30 AM 4 pgs
Fees: $23.00 Taxes: $943.50
20260209-0009309

File No. EB-25-12112

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2026

Notary Public

MY COMMISSION EXPIRES: 3.6.29
(AFFIX SEAL)

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
LE WHITE

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title and Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Astkhik Angaladian	New owner	
(NAME)	(NAME)	181-02-0A-075.00-CO
7221 Sugarloaf Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I/we, **Rachel Kerstetter, Executor and Devisee of the Estate of Charles Wayne Dye and David Dye, Devisee of the Estate of Charles Wayne Dye**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Astkhik Angaladian, unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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 D-5, together with the appurtenant interest in the common elements of Lenox Creekside, Phase 1, a horizontal property regime established by Master Deed of record in Instrument No. 20060306-0025686, amended in Instrument No. 20060606-0066938, Instrument No. 20080808-0081967, and Supplement Instrument No. 20070801-0091466, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibits E1, E2 and E3, to the aforementioned Master Deed.

Being the same property conveyed to Charles Wayne Dye and Wanda Hazlewood Dye, husband and wife by Warranty deed from Zhen Chun Dong and Ying Lu, husband and wife of record in Instrument No. 20220429-0049988 Register's Office for Davidson County, Tennessee, dated 4/28/2022 and recorded on 4/29/2022. (Value of consideration shown in aforementioned deed $279,900.00.) Being also known as 8401 Callabee Way D-5 Antioch, Tennessee 37013.

***The said Wanda Hazlewood Dye died on December 13, 2022, thereby vesting ownership into Charles Wayne Dye as surviving tenant by the entirety. The said Charles Wayne Dye subsequently died testate on March 30, 2025, his Last Will and Testament being admitted to probate in the Probate Court For Davidson County, Tennessee, at Nashville, Case Number 25P1190, thereby devising said property to Rachel Kerstetter and David Dye. The said Rachel Kerstetter was named as the Personal Representative of the Estate of Charles Wayne Dye.**

***Rachel Kerstetter also joins in this conveyance in her capacity as Executor of the estate.**

This is property more commonly known as 8401 Callabee Way, Unit 5, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 29 day of January, 2026.

Estate of Charles Wayne Dye

By: Rachel Kerstetter
Rachel Kerstetter, Executor and Devisee

STATE OF NORTH CAROLINA
COUNTY OF Johnston

On this 29 day of January, 2026, before me personally appeared Rachel Kerstetter, Executor and Devisee of the Estate of Charles Wayne Dye, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29 day of January, 2026.

Caroline L Curran
Notary Signature
My commission expires: 11/11/2030

CAROLINE L CURRAN
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires November 11, 2030

Witness my/our hand this 27th day of January, 2026.

Estate of Charles Wayne Dye

By: _____, Devisee
David Dye, Devisee

STATE OF TENNESSEE
COUNTY OF Hamilton

On this 27th day of January, 2026, before me personally appeared David Dye, Devisee of the Estate of Charles Wayne Dye, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of January, 2026.

_____
Notary Signature
My commission expires: May 24th 2026

Certificate of Authenticity

I, Holly A Mason, 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 1/30/26.

Affiant Signature

1/30/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of January, 2026.

Notary's Signature

(Notary Seal)

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
MEMORIE WHITE

My Commission Expires: 3.6.29