THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153154**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $615,000.00. Affiant Subscribed and sworn to before me, this 5th day of February, 2026. Notary Public My Commission Expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JUNE 25, 2026

Karen Johnson Davidson County
Batch# 1378764 DEEDWARR
02/10/2026 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20260210-0010190

WARRANTY DEED

Address New Owner: Taylor Whitlow and Coral Ramsey 846 Beth Drive Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 084 05 0 079.00

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, **Phillip Mann and Caitlin Mann, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Taylor Whitlow and Coral Ramsey, husband and wife**, ("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. 8 on the Plan of CUMBERLAND MEADOWS, SECTION TWO, FIRST AMENDMENT of record in Plat at Instrument No. 20050525-0059134, 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 Phillip Mann and Caitlin Mann Husband and Wife, by Warranty Deed from Chad W. Pinkston and Jessica W. Pinkston, Husband and Wife, of record in Instrument No. 20200326-0033138, in the Register's Office of Davidson County, Tennessee, dated March 25, 2020, and recorded on March 26, 2020.

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 CUMBERLAND MEADOWS, SECTION TWO, FIRST AMENDMENT, as recorded in Instrument No. 20050525-0059134.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CUMBERLAND MEADOWS, SECTION TWO, as recorded in Instrument No. 20050317-0029532.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20051230-0156873.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040824-0102318.

Charter for B. I. G. Development, Inc. recorded as Instrument No. 20010214-0014199.

This is improved property located at 846 Beth Drive Nashville TN 37206

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 5th day of February, 2026.

Phillip Mann

Caitlin Mann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip Mann and Caitlin Mann, 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 5th day of February, 2026.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-09-2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb 5, 26 (date of document).

Jennifer L Pennell

Feb 6, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Feb 6, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON