Karen Johnson Davidson County
Batch# 1387052 DEEDWARR
03/02/2026 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20260302-0016107

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260153293** TREVOR KELLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 9/3/2029	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $975,000.00. Affiant Subscribed and sworn to before me, this 27th day of February, 2026. Notary Public My Commission Expires: 9/3/2029

WARRANTY DEED

Address New Owner: Henrik Hoeldtke 134 Piedmont Ave Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072 12 0 054.00

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, **Jonniann Butterfield PHD and Andrew Peter Martin, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Henrik Hoeldtke**, ("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. 121 on the Plan of SUBDIVISION OF THE WATERS PLACE ON MAXEY LANE of record in Plat Book 332, Page (s) 136 and 137, 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 Jonniann Butterfield Phd and Andrew Peter Martin, wife and husband, by Warranty Deed from FBGM, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200414-0039087, in the Register's Office of Davidson County, Tennessee, dated April 09, 2020 and recorded on April 14, 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 SUBDIVISION OF THE WATERS PLACE ON MAXEY LANE, as recorded in Plat Book 332, Page(s) 136 & 137.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 10385, Page 403.

Easement for Maintenance and use of a Fence, recorded in Book 7556, Page 243.

This is improved property located at 134 Piedmont Ave Nashville TN 37216

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 26th day of February, 2026.

Jonniann Butterfield PHD

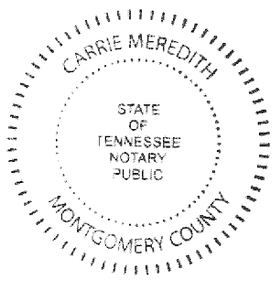
Andrew Peter Martin

STATE OF Tennessee
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonniann Butterfield PHD and Andrew Peter Martin, 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 26th day of February, 2026.

Notary Public



Tennessee Certification of Electronic Document

I, Trevor Keller, 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 2/27/2026 (date of document).

Affiant Signature

2/27/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

