WARRANTY DEED

Karen Johnson Davidson County
Batch# 1394303 DEEDWARR
03/18/2026 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20260318-0021713

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,399,999.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/17/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2885-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Samuel Martin Berklacich and Taylor Ashley Northcutt	New Owner	118-13-0J-001.00-CO
937A Caldwell Lane		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Andrew Botte Bates and Samantha Ann Bates, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samuel Martin Berklacich and Taylor Ashley Northcutt, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Caldwell Estates, a Horizontal Property Regime with Private Elements of record at Instrument No. 20111123-0091775, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andrew Botte Bates and Samantha Ann Bates, husband and wife by Warranty Deed from Joseph Atamian and Hilary Heath Atamian, husband and wife of record in Instrument No. 20201119-0136240 Register's Office for Davidson County, Tennessee, dated November 18, 2020 and recorded on November 19, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 937A Caldwell Lane Nashville, TN 37204

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on March 17, 2026.

Andrew Botte Bates by J. Carlton Drumwright, Attorney in Fact
Andrew Botte Bates by J. Carlton Drumwright, his Attorney-In-Fact

Samantha Ann Bates by J. Carlton Drumwright, Attorney in Fact
Samantha Ann Bates by J. Carlton Drumwright, her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Carlton Drumwright,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Andrew Botte Bates and Samantha Ann Bates, for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Andrew Botte Bates and Samantha Ann Bates, and is authorized by Andrew Botte Bates and Samantha Ann Bates, to execute this instrument on their behalf.

Witness my hand and official seal, this March 17, 2026.

Elizabeth J. Barnes
Notary Public

My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2885-26NASH-TN
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

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 March 17, 26 (date of document).

Jennifer Pennell

March 18, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 18, 2026.

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

Notary's Signature

My Commission Expires: _____

Notary's Seal